

Maritime Parklands Homeowners Association
Annual General Meeting
August 3rd 2008

Minutes

Attendance :

Mark Powell; Paul and Laurie Clark; Theresa and Ralph Tomilson; Dave and Lynne Campbell; Roy Bishop; Pam Ackerman; Adrienne Malloy; Marjorie Sullivan; Janice Mitchell; Jeanne Douglas; Doug Church; Peter and Dianne Sheehan; Alan and Donna Duchesne; Lori wood and Jeff Porter; Gwen and Brian Arthurs; Carolyn and Richard Harry.

Regrets: John Morehouse; Casey and Alida Rutte; Tia Renouf; Bart van Schaayk; Alison McQuilkin; Julie Marr; Darrin and Terri Ulley.

1. Agenda: August 2008. Approved as written, moved by Pam Ackerman 2nd by Janice Mitchell.

2. Introduction: to new members and exchange of everyone's names

3. President's Report and Other Business:

a. Mark reported that the Lake condition is good- water levels stable.

b. Security: uneventful year - 2 year round families (Tomilsons and Clarks) and another by the end of 2008 (Campbells). The gates will be locked from Thanksgiving to Victoria Day, as usual.

c. Road/bridge: the road was a struggle to keep passable last winter due to heavy snowfalls; Colin Hughes has taken over from Sydney Hiltz due to Sydney's increased charges. Colin has had the road open within 4 hours from the end of a snowfall..

Ditching and culverts - more work necessary.

Major repair work was necessary on the bridge, making it safe. The bridge deck was replaced; the cost was \$4800.

d. Thanks to Paul and Theresa, the back dues have now been cleared up.

4. Minutes – August 2007: approved as written, moved by Richard Harry 2nd by Peter Sheehan.

Business Arising:

Review of covenants: Adrienne and Peter discussed the issue of different covenants, with Mark, and that we should get them all on the website, It is believed that there are 3 sets of covenants, all varying only very slightly-one set for lots 3-27 and another for the lettered lots A-H, and yet another for lots 28-49. Carolyn Harry will check their covenants, as they own one numbered and one lettered lot, and compare.

However, there are only small differences and they all cover the basic philosophy of the Parklands- that of a nature reserve where we can live in harmony with the lake, trees, plants and wildlife, and respect for one another.

The Lake: Roy Bishop (whose excellent history of the Lake and Parklands can be found on the website), told us that there are 2 loon chicks, residing in the area this year. The water is at an ideal level; Roy said that if the water level is too high, they are unable to nest.

Lots for sale #22 (Baltzer); #27 (Ulley); #11 (Tomilson).

Brush clearing The Arthurs suggested mechanical brush-clearing more efficient than by hand-that it would last longer. The work will be done again next spring. Adrienne remarked that hand clearing was more selective, and that a machine could possibly cut young trees, or remove shrubbery that was meant to be left. Adrienne reminded us that if there are trees in/ near the brush to be cleared, that you want kept, that they should be clearly marked.

Main Gate: winter problems- lock freezes when not in bucket; will not go into bucket any more due to post shifting. Requires work. For now, the chain is wrapped around the gate. Paul will contact Colin; the gate would have to remain closed for 2 days to allow for repair work. Use Red Shirt Road gate for access. Once fixed up, Lori and Adrienne will paint the gate. Paul has a “stop” sign for the gate.

Forest reserves: Mark recapped on the land owned by Sidney, known as the forest reserves, which amounts to several hundred acres(see map on website).MPHA continue to have loose negotiations with Sidney, on the future of the reserves : in order to protect the forests from harvesting/illegal clear-cutting, we agree that it would be in our best interests to purchase the forests from Sidney, before he finds a buyer .Adrienne stated that Kyle Millet may be interested in using the land for Christmas trees-Mark will discuss the land price with Sidney, and keep lines of communication open, as MPHA has first refusal in any sale. Peter suggested MPHA decide ahead of time whether we can afford it, so that we have a plan, should and when the time comes...

5. Treasurer's Report

- a. Theresa discussed the financial statement for 2007-2008.
- b. The budget for the current year, including the recent bridge repair, was passed by the group.
- c. The group discussed the projected financial balance for next June.

6. Website: Dave Campbell has made the website secure and the current *user name is member and password is loon*.

Dave continues to work on plot plans and reminds members that the MPHA “welcome package “is on line. He encourages members to send photographs/ideas. The website costs are subsidised by advertising- realtors etc.

7. New Business:

a. Road Colin Hughes charges will increase by 10% due to fuel costs. Members discussed the idea of getting advice from Jeff Hart, who is known by Ralph, on road maintenance. Adrienne suggested a “road committee”, and that this

committee could research advice on road improvements and costs, and a subsequent action plan. Agreed upon by members present, and a committee elected-

Paul Clark, Adrienne Malloy, Janice Mitchell, Ralph Tomilson and Lori Wood.

b. Mining Pam Ackerman provided excellent information on the proposed lifting of the moratorium on uranium mining in the area. Interested parties are putting pressure on the government to open up mining and Pam urged members to lobby for a ban, by writing to the Natural Resources Minister, Mr. Morse. Apparently, Nova Scotia has voted for a conditional ban; Chester and Wolfville have voted for a ban. (Incidentally, uranium is potentially to be encountered in a drilled well.) Additionally, there is a site close to Lake Lewis that might be mined....

c. Directors' liability: Mark reminded members that we do now have Directors' liability. However, it is also recommended that all lot owners have their own liability insurance, to protect themselves, should anyone be injured on their property/road.

d. Personal liability: Mark discussed with members the issue of liability for Tia Renouf, whose properties, C & D, straddle the bridge. Mark re-iterated that the road runs over each owner's property, and therefore we all need liability insurance.

e. Dues discussed: decision made to increase dues by 10%/ year automatic escalator, with annual review (at the next AGM). Proposed by Mark Powell, seconded by Peter Sheehan.

f. By-law amendments: Paul suggested amending certain by-laws and voted a motion to change these. The changed bylaws would be posted on the website for 60 days after which they will go into effect provided there were no objections during the 60 days. This was agreed to by the quorum of the MPHA. Proposed by Peter Sheehan, seconded by Carolyn Harry.

g. Power lines: Theresa and Ralph discussed the issue of Nova Scotia Power easements; they will be taking power lines beyond lot 29 at a cost of \$\$80,000 + HST (\$3500 + HST/lot.) The Tomilson's rebate would only be \$13-1500/lot. They are suggesting lot owners pay them \$4000 to help recover costs.

h. Fallen trees: Adrienne reminded us to check our properties for unsteady/dead/falling trees in advance of the autumn/ winter. Trees blocking the road are the responsibility of lot owners, and if you cannot move them and do not yet have a chain saw- contact members who do: Mark, Dave, Paul and Ralph

i. Garbage shed: Paul offered to paint the shed this year. It was concluded that the interior of the shed had been kept in better shape this past year (as compared with last year, when some members had to don gloves and work boots to clean up some hideous messes, arising from unbagged garbage being thrown in, to the point when the garbage collectors refused to empty the shed.) It was decided that that members would take turn in supplying large garbage bags and recycling bags (new supply will be left by Carolyn when she is next there), leaving them in the shed for all to use-and generally keeping the place hygienic and tidy. At present, there is no composting system.

Please place bagged garbage into the large garbage bags provided and recyclables into blue bags.

Election of board of directors/election of officers:

Mark announced that he was standing down as president; he was congratulated on a very successful year. Mark proposed Paul Clark as the new president, seconded by Janice Mitchell.

Carolyn stepped down as secretary and was replaced by Jeanne Douglas.

Theresa Tomilson continues as the treasurer.

Dave Campbell continues as member-at-large and web master.

Adrienne Malloy is new member- at -large.

Meeting adjourned to the festivities. Thanks to Mark Powell for his hospitality, to the executive for providing the BBQ, to those of you who generously brought treats- and of course, to Laurie Clark for her culinary expertise cooking all those burgers and dogs!!

Respectfully submitted by Carolyn Harry, secretary.