

Minutes
MPHA Executive Meeting
June 2, 2020 7:00 PM
by videoconference

Present: Jerry Arenovich (President), Al Duchesne, Craig Wicks, Adam Goudey, Glenn Swan, Lori Collins

Regrets: Marc Pallard

1. **Agenda** – *Approved as distributed, adoption moved by J. Arenovich, seconded by A. Goudey*
2. **Approval of March 8, 2020 minutes** - *Moved by A. Goudey, seconded by G. Swan*
3. **Financial report** (A. Duchesne) – Dues are coming in as expected. Winter maintenance was under budget. *Adoption moved by A. Duchesne, seconded by L. Collins. Motion carried.*

4. Road

4.1. General conditions - Richard Harry drove the road with Colin Hughes, our contractor, and reported to the executive (appended). In general, the road seems reasonably good, but will need gravel and grading. A couple of culverts need replacing now or in the future, and more rock removal is needed. Colin suggests ploughing more and sooner in winter, thereby lessening the need for sanding, which is more expensive. It was decided to replace the culvert that is no longer working this year, taking the funds from either the summer road budget, likely from brush clearing, or unused snow ploughing funds. It was acknowledged that with the new cottages being built, there will be more traffic and more will need to be spent on maintenance in the future.

ACTION - A. Duchesne to rearrange the proposed 2020/21 budget.

“Sweat equity” was also discussed. Not only does this save money that is not visible in the budget, but it can’t always be counted on. Those who have contributed should be acknowledged.

C. Wicks has had discussions with the Chester municipality about having them take over road maintenance, but was told that the cost would likely be prohibitive. It usually is done in developments where no fees are collected.

ACTION - C. Wicks will try to get an estimate of how much taxes would go up, for information at least.

There is a driveway on Cliff Road without a culvert. So far it has not been an issue, but the owner will be identified in case there are backups.

ACTION - J. Arenovich to verify who owns that land.

4.2. Ad hoc Committee - The Committee will meet by the end of June (with appropriate social distancing) to prepare an RFP for winter maintenance. RFP should be ready to shop around by the end of August.

ACTION - J. Arenovich - Convene Committee.

4.3. Action items from previous meeting - Brush clearing by shed is a low priority. Adam Goudey offered his brush trimmer to do some work.

5. Entry Committee report - D. Campbell had hoped to purchase the mounting system for the trail cams with previous year's funds; however, it was out of stock. The estimate of cost has gone up, since the cost was in USD, and there was a shipping charge as well. It was decided to authorize the purchase of \$401.11.

ACTION - L. Collins to tell him to go ahead with the purchase.

Replacement of the garbage shed roof was completed on May 23 by C. Wicks, J. Arenovich, M. Pallard and A. Duchesne. All time and materials were donated. Some work remains to be done.

ACTION - C. Wicks to replace the fascia boards, **J. Arenovich** to replace the door that is in bad shape, **L. Collins** to paint the new wood.

All the work the Committee set out to do has been completed, and the Committee can be dissolved.

ACTION - L. Collins to inform and thank the Committee.

6. Business arising from the minutes and outstanding action items

6.1. Continuation of history of Maritime Parklands development - L. Collins to contact John Morehouse.

6.2. AGM agenda items - Delete discussion of a designated "road rep". Colin Hughes suggests that the contractor should decide when to plough and sand, as is done in other cottage communities. Executive will monitor.

7. New Business

7.1. Liability insurance - A resident questioned the need for General and Directors' and Officers' Liability insurance. This has been discussed several times in the past, and a legal opinion was provided indicating its necessity. Given the legal advice, the executive does not wish to reopen this discussion.

ACTION - L. Collins to thank the resident for her interest and send her a copy of the letter from the lawyer.

7.2. AGM and summer barbecue - Plans need to be revised again due to the continuing COVID-19 pandemic situation. It was decided to cancel the summer barbecue and hold the AGM on July 18 by Zoom videoconference. More details will be forthcoming.

8. Next meeting – TBA for late September /early October.

9. Adjournment – 9:00 PM. *Moved by A. Goudey seconded, by J. Arenovich.*

REPORT ON CONDITION OF THE ROAD

Richard Harry drove the roadway with Colin to get a handle on spring maintenance. According to Colin, overall road condition is good but the following work is recommended:

- a) routine grading and gravel- no mission critical section
- b) removal of several large surface rocks that interfere with grading/ plowing
- c) high volume culvert (near A. Duchesne's place) is collapsing. Heavy trucks could finish it off imminently. Recommends immediate replacement with 12" plastic culvert (Huge strength and longer life). ~\$1500 to \$2000 to complete job.
- d) culvert just past turn at Sunset Lane collapsed 4 years ago. Water still seeps through so not immediate need for replacement. Maybe next year?
- e) Colin is 100% in agreement with storing a load of gravel by the Red Shirt gate. He indicated that other associations do this too. Common for him to use local pile to fill potholes when he drives through at no charge.
- f) Colin was impressed with job done (B. Mullaney?, J. Gesner?) filling potholes.