

MPHA AGM 2017
New Ross Fire Hall, Rte 12, New Ross ,NS
12:30pm

Attendance: Alan & Donna Duchesne, Adam Goudey, Devin Young, Richard & Carolyn Harry, Theresa & Ralph Tomilson, Dianne Sheehan, Jeff Beazley, Bill & Lori Collins, Adam King, Lori Wood, Wojtek Worzycki and proxies for 4 owners. Quorum present with owners of single and double lots plus proxies.

Call to Order by Richard Harry.

No additions to agenda. Approval of agenda – moved by Devin Y., seconded by Lori W.

Approval of minutes of 2016 AGM – moved by Devin Y, seconded by Lori W., accepted by all.

President's Report – by Richard H. Summary of bridge replacement process given, from assessment, to quotes, to awarding of the contract. The special bridge fee for all owners is necessary for funding the project. If it causes stress for an owner, that owner can talk with the Executive about a payment plan. Richard explained why the Road Committee is being dissolved, with the decisions for road care returning to the Executive. There was too much redundancy and repetitiveness happening with meetings of the Road Committee and the Executive. Richard's written report is attached. He expressed his thanks to outgoing Executive members, Dianne S., Lori W., Bill C.

Treasurer's Report: the attached financials were explained clearly by Alan Duchesne. Over \$10,000 has been received in bridge fees already.

Alan discussed the problem with invoices for yearly fees going out after the AGM, when the year end in March 31. The issue is when a lot sells, and the present owner refuses to pay the fees, if he/she has not received the invoice before the closing.

Motion: Fee invoices will be sent out in April, starting in 2018, after the Executive has approved the budget for the year. The Executive will adjust the yearly fees, in accordance with the budget. Moved by Dianne S., seconded by Devin Y. Accepted by all.

Motion: to accept financials as submitted – moved by Bill C., seconded by Carolyn H. Accepted by all.

Road Committee Report: submitted by email by John Gesner. Read by Richard Harry. Report is attached with this report.

There was discussion about brush cutting along the road, as mentioned in the road report. This will be assessed yearly as to the need, and will be part of the budget. Lot owners are entitled to have their fees look after this.

Motion: Brushcutting and clearing along the roads is the responsibility of MPHA, and shall be part of the budget. Moved by Lori W., seconded by Alan D. Accepted by all.

Bridge Update: Deposit of 40% of the quote will be post-dated to the start of the construction. Tentative construction date is the last week of September. The bridge will be out of commission for use for 3-4 days. Email updates will be sent to all owners as the time gets closer.

New Business:

Theresa Tomilson presented her work on getting the power line extended to the end of Cliff Road. Information on the wishes of all owners on Cliff Rd that do not have power was obtained by Dianne S. This was given to Theresa, at her request. She has been in contact with NS Power. NS Power will possibly take this on as a special project. If this happens, the cost to each lot owner is reasonable. Theresa will be in contact with all owners affected.

Dianne S will ask Dave Campbell to add the link to NS Burning to the MPHA Website, so owners are easily aware of the daily restricted and allowed burning times.

Election of Officers: There were no nominations that required a vote.

President: Adam Goudey

Vice President: Jerry Arenovich (he is willing to join the Executive, but was not present to verify his acceptance of this position)

Treasurer: Alan Duchesne

Secretary: Theresa Tomilson

Director: Lori Collins

Director: Devin Young

Past President: Richard Harry

Adam G is to speak with Jerry A about the position.

Summer Social (100% pot luck): Aug 12 at the Harry's 129 Cliff Rd.

Garbage Shed: bag allowance, special collection days were reviewed by Dianne S.

Garbage Shed Clean up-

June -Bill Collins

July – Dianne Sheehan

August – Richard Harry

September – Ralph Tomilson

Meeting Adjourned – by Bill Collins.

Submitted by Dianne Sheehan
Outgoing Secretary of MPHA