

President's Report to the MPHA Annual General Meeting 2021

Welcome

Welcome and thanks again to all lot-owners for adapting to our remote meeting format to be present today. The challenges of the past year have resulted in altered plans for many – reduced time at the place we love, delayed projects, and second mortgages to buy a sheet of plywood. These are minor inconveniences relative to the scale of the impact Covid has had, and I thank everyone for doing their best to adhere to restrictions and keep Nova Scotians safe.

The success and growth of MPHA depends on your participation. This meeting is an excellent forum for you to provide input, ask questions and even volunteer to assist. Please feel free to communicate openly.

I am happy to report that we have had another good year overall at the Parklands. We were lucky to have another mild winter – the low snowfall greatly assisted in meeting our budgeted expenses. I hear that the blackflies were tolerable this spring, but the ticks are up – Oh the joys of nature!

The Executive Committee formally met 3 times over the past year and minutes were promptly circulated to membership (including 2 Newsletter/Updates – Thank You Lori!). Some of the key activities are discussed in detail below.

Special Recognitions

Volunteer efforts drive our success as an association. I want to start today's meeting by sending out a few well deserved *Thank You's* to people that have been working behind the scenes:

Road Maintenance Contact: **Richard Harry** has been our point person for communicating our needs to our road maintenance contractor. With sanding options available for the first time this year, Richard did an excellent job assessing maintenance needs in order to make our winter roads safe.

Pothole Warriors: **John Gesner and Bernie Mullaney** continue to spend time on the roadway smoothing ruts and filling potholes. They have made quick work out of the piles of repair gravel at their disposal. Once again, our road contractor specifically mentioned that this upkeep is greatly contributing to our roadway being one of the best in the area!

Executive Changes: Several members of the MPHA executive are moving aside to allow new blood and fresh ideas to move our association forward. Thanks for all your efforts.

There are probably other equally valuable contributions that I have missed – I apologize if that is the case. A hearty thank you to all!

Financial

As Alan will report shortly, we have had another solid financial year aided greatly by a relatively mild winter. Budget performance was almost exactly as forecast, allowing us to maintain existing membership dues and also maintain a small reserve fund. Collection of membership dues continues to be strong and prompt!

Road Maintenance

Routine road maintenance (including brush clearing, grading, gravel and snow removal) accounts for almost 90% of our annual expenses. 2020 maintenance was completed on schedule last year. The focus of the activities was gravel and grading of the back half of the road. Additional costs were incurred to replace several old culverts that were partially or totally collapsed. These were replaced with stronger/longer lasting poly culverts that will improve drainage and should last decades. There were enough funds remaining to address gravel needs along several key areas of the entire roadway. We implemented an enhanced winter maintenance program this past year that included more timely snow removal and strategic/cost effective sanding. With the exception of a couple freezing rain events, the road conditions were excellent and the improved approach seems to have been a success. Thanks to the mild winter and diligent lot-owners, the roadway made it through the winter in very good shape. Spring thaw issues were minimal.

Once again, road conditions were assessed early spring and arrangements were made to have work scheduled. The hope was to address gravel needs in key areas as our major focus for the year. However, the spring review highlighted a rapidly growing problem with rock and stump protrusions on the back half of the road. This is not unexpected with the natural freeze/thaw cycles combined with increased traffic over the past few years. It has been decided to prioritize the removal of stumps/rocks and gravel backfill along this section of roadway. Note: this was done on the front section of the road years ago, and the long term benefits are well worth it. Work is scheduled to start the first week of June. If no unexpected costs arise, we hope to still be able to address some gravel needs on the hills.

Wrap-up

Once again, it's been a busy and productive year. I can't wait for life to return to normal and for us to get to see all our friends and neighbours enjoying our little piece of paradise. I strongly encourage anyone wishing to actively participate to do so. We are always looking for the next generation of executive members, and there are many one-of opportunities that come up during the year. It does not take much time or effort..... and it is so rewarding.