

**MPHA Executive Meeting
Minutes
November 16, 2013**

Present: Heather MacLeod, Stephen Wellings, Janice Mitchell, Theresa Winters, Dianne Sheehan, Bill Collins, Dave Campbell

Annual BBQ

Discussion around whether or not the membership wishes to continue the BBQ. A poll of the membership may provide the answer.

Action: Bill to design Survey (see below) and possibly pose the question at the next AGM.

Road Report

There was a discussion of David Smith's road report. We received an approval from the membership to pay him a \$2000 honorarium. Bill presented his comprehensive report along with a summary he had prepared. There was also a discussion around snow plowing and whether or not Colin Hughes is able to install "shoes" on his plow to minimize the impact on the road, as per Dave Smith's report recommendation.

Action: Dave to share road report and summary with membership via email and Facebook.

Action: Dave to ask Colin Hughes to install "shoes" on his plow to protect the road surface and minimize the movement of gravel to the ditches. Dave will also send him the road report.

There was a general agreement to set up a Road Authority Committee and add this to our charter. Janice has agreed to chair. Stephen has also agreed to sit on the committee with two or three additional persons from the general membership. Recommendations: Road Authority to be set up and added to charter at AGM.

Set up a committee of three-four with Janice to chair. Stephen will also sit on the committee.

Action: Janice will approach membership for volunteers to sit on the committee. Committee will develop a draft Terms of Reference as per Dave Smith's report.

Brush Trimming

Bill met with Mark Sanford and surveyed the road. He recommends that standards be established re: level of road quality that will subsequently be used to determine the extent of brush clearing needed. Mark is able to do a general brush clearing from the beginning of Parklands Road to the bridge with the equipment he has. Other options re Brush Clearing were considered: i.e. hiring

students, or several local individuals, to manually walk the ditches and trim and remove small trees and brush.

There is also a possibility that Nova Scotia Power can clear larger trees from power lines for reasons of safety.

Action: Bill to contact Mark for a quote. Bill also contacted NS Power concerning the need/possibility of having NSP clear trees along the power lines.

Road Signage

Stephen had traveled the road to determine the location of signage needed. IE: speed limit signs, stop signs etc. See attached signage map. The installation of rogue signs from realtors need to be curtailed and approval needs to be given by the MPHA before signage can be installed.

Action: Stephen to investigate the cost of installation of signs.

Action: Dave to call/email realtors re: signage etiquette.

Financial Update

Our current credit union account balance is \$28,290. There are no outstanding cheques at this time.

All current arrears are paid to date. The Henning's paid \$500 too much for road fees when they purchased their property from Paul Clark. It seems that this amount remains unrecoverable by the Hennings.

Sean Parker owes \$1,400 and refuses to pay saying that he informed the new owners that it was their responsibility. It also appears that he did pay his annual dues of \$500 prior to the AGM of 2010 but this was not reported in the books at the time. Dieter and Rosemary Geiger have sold their property with an outstanding amount due of \$350. Both are deemed irrecoverable and will be written off.

Remaining outstanding amounts are Sidney Hiltz (\$5,300), David Philips (\$2,250), and Russell & Colleen Murphy (\$900).

After payment of \$2,000 for the road report, and assuming a budget of \$3,500 for snow removal this winter leaves over \$22,000 in our bank account to cover costs of signage, brush trimming, other miscellaneous expenses. There was a general agreement to invest a portion of the surplus in a higher interest investment at the credit union.

Action: David will give Colin Hughes Theresa's email address for invoice purposes.

Action: Theresa will arrange for a 1 year GIC in the amount of \$10,000.

Action: Janice will contact Sydney Hiltz regarding outstanding amounts owed. She will also attempt to contact Philips and Murphy; Bill will investigate phone/address info for both.

Gate

There was a discussion around the possible replacement of the present gate with a Remote/Automatic Electric Gate. Heather, Bill and Dave met with a supplier in August and received a quote. The installation of this type of gate would allow us to keep the Parklands road secure all year to enhance the security of our properties and maybe reduce our insurance costs. We had agreed that a survey of our membership to gauge the interest would be the next step.

Action: Bill to design and implement survey (see below).

Member Survey

Bill has access to web-based survey software. He proposed that the Executive design a questionnaire for members to gauge, among other topics, general member satisfaction, interest in the annual BBQ and an electric gate.

Action: Bill will develop a draft set of questions for the Executive and implement the survey over the coming months.

Locks

Stephen brought both LSDA Lock and a Masterlock lock as two replacement options for our gate. It was agreed that the LSDA lock would be the best option with the Masterlock as our backup incase the LSDA lock should fail.

Action: Stephen to find out if welding the LSDA lock to the gate chain will cause the lock to fail.

Action: Dave to ask Colin Hughes to weld lock onto the gate chain.

Covenants

Janice has agreed to check into the many copies of covenants that presently exist.

It was agreed that a list of *Parklands Do's and Don'ts* would be a helpful guide for new parklands residents.

Other Business

Directors Insurance: Heather provided that it may not be of any benefit to hold directors insurance since our charter provides us with limited liability.

There was a discussion surrounding bridge liability issues. Stephen and Heather share the liability with the bridge abutting their properties. The present "Use at own risk" sign may only limit liability, not remove it.

Action: Bill to Call ING re Directors' Insurance and Liability Insurance.

Next meetings:

March 1, 2013 1:00 PM at Heather's

April 26, 2013 1:00 PM at Dave's

AGM May 10 (Sat), 1:00 PM New Ross Fire Hall