

# CEDAR VILLA ESTATES COMMUNITY ASSOCIATION

## 2017 Annual General Meeting Minutes by Agenda Item

### Time and Place of Meeting:

1:00 pm Saturday April 29, 2017 at the home of Ross Harwood and Brenda Banbury, 20 Redwood Drive.

### Board Members Present

Ross Harwood, Randy McConnell, DJ Redekop

### Community Association Residents Present:

Cheryl Redekop	Don Schmidt	Anne Frost	Stan Frost
Gerry Belrose	Mandy Belrose	Shane Hryhoruk	Mansel Mahaffey
Bob Child	Nicolene Watson	Jo-Anne Guillemain	Brian Guillemain
Angel Kostyk	Cathy Allen	Lindsay Darling	Tricia Dery
Shannon Darling	Grant Peacock	Derek Dery	Barb Wieler
Halyna Mahaffey	Ryan Watson		

Special Guests: Randy Rooke, Councillor Div 4, RM of Corman Park  
Judy Harwood, Reeve RM of Corman Park

### 1. Welcome and Introductions

- Chairman Ross Harwood welcomed all and called the meeting to order at 1:00 pm

### 2. Minutes from last meeting

- Ross Harwood presented last year's AGM meeting minutes. Harwood asked if there were any questions or comments related to the 2016 AGM minutes circulated in advance of the meeting. There were no comments.

### 3. Business arising from minutes

- strategy for water treatment plant (Harwood)
- Nicolene Watson Facebook reminder for Pet Finder, etc.
- speeding in Hamlet (Harwood). RM has put some resources into assessing the situation. Findings were nothing inordinate within our Hamlet.

### 4. Water Treatment Plant Report - Ross Harwood on behalf of Kerry Friesen

- repairs, inspections and testing are complied with to the highest level
- 1 issue remains regarding the Emergency response team in case of plant shutdown due to power loss. Due to concerns that all team members may not be in the Hamlet during an emergency Kerry Friesen is looking into a gas powered emergency system which could cost approximately \$15,000. A federal grant has been applied for that if approved would offset some of these costs.

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- our current reserves on the plant are less than \$70,000. Harwood believes the reserve aimed for should be between \$110K - \$120K. Only way to increase reserve is to increase rates.
- our water rates are favorable or comparable to most Hamlets due to low cost of water plant operations and a staff that can do most of the repairs.

### 5. Report from The Chair - Ross Harwood

- Cedar Villa still has a potential stake in the proposed Vanscoy water project.
- Mandy Belrose is our rural crime watch representative.
- Winter time every second week garbage pickup saves the Hamlet a significant amount of money while at the same time preserving our roads. Propose to continue with that process.
- Septic Tank pump-out won't be done this year. 2018 will be the next pump out year.
- Last year we committed \$40K to repair the road from Cedar Villa to the start of the dog park repair done last year. Waiting to hear from the RM if that is still proceeding. Judy Harwood agreed to check on where that stands.
  - From Valley Road to the dog park we are checking to see if the city will be involved in resurfacing. Please go slow until patching or repairs are done.
- Afforestation area (<https://stbarbebaker.wordpress.com>) behind Juniper Crescent (Mandy Belrose). City counsellor Hilary Gough ([hilary.gough@saskatoon.ca](mailto:hilary.gough@saskatoon.ca) Ward 2) has been made aware of the area and its issues with trash dumping, parties, grass fires, used needles, etc. Counsellor Gough has taken this issue up with City Hall.
  - The hope is that in a couple of years the west side of the afforestation area will be fenced or blocked off. The east side will take longer. Short time the hope is to put up information signs to make the public aware it is an afforestation area.
  - The police commissioner and mayor of Saskatoon have met and plan to raise awareness of the fact that it is city land and should be patrolled as well as where it is located in case emergency services has to be called. It is recommend that if you see undesirable activity or people hauling garbage in their to take a picture of their license plates and forward it to the City of Saskatoon police or to Mandy Belrose.
- Fibre Optic project by SaskTel is targeted to complete by December 2017. Thanks to the community and RM for their efforts to push this forward. SaskTel should be contacting all residents soon. Reminder that the balance of the lien assessed against each property will have to be paid in full before of our properties can be sold.

### 6. Tenders - Ross Harwood on behalf of Nicole Waddell

- came in under budget for 2016.
- park mowing and road side spraying will be done by Ernie Fast

### 7. Social Committee Report - Randy McConnell

- Spring BBQ scheduled for 6:00 pm Thursday June 15th
- Fall BBQ scheduled for 5:00 pm Saturday September 23

### 8. Treasurer's Report and Budget - DJ Redekop

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- DJ gave an overview of the financial accounts and budgets for our water utility - Cedar Villa Estates Community Association Financial Statements for April 1, 2016 through March 31, 2017 and for our Hamlet account with the RM for the year ended December 31, 2016

- Our Hamlet account is currently in a Surplus balance of \$13. The major expenditure budgeted on road repairs of \$70,000 was for the most part put off until 2017. All other items in our Hamlet account remain fairly consistent.

- Our water utility account showed a gain of \$2,210.27. Our costs continue to rise which may necessitate future rate increases.

- An insurance review of the water utility was undertaken and higher premiums than budgeted were a result of an increase in replacement cost and equipment coverage

- Motion to accept the financial statements made by Stan Frost; seconded by Brian Guillemen. All voted in favor.

### 9. Audit Waiver Vote for 2018 - Ross Harwood

- Motion to not require a financial audit for the year ending 2018: moved by Cathy Allen; seconded by Grant Peacock. All voted in favor.

### 10. Nominations and Elections

- none

### 11. Message from the R.M. of Corman Park - Randy Rooke/Judy Harwood

- RM is sitting on \$1 million in municipal reserves for community projects (i.e. playground equipment, etc.). RM office would help with requests.

- P4G project is underway with a meeting scheduled for May 11, 2017. Parties involved include the City of Saskatoon, Warman, Martensville and the R.M. of Corman Park

- Spadina Crescent closure. City of Saskatoon wants to close the road from the last house on Spadina Crescent west to Dundonald. Doesn't affect Cedar Villa but the RM is seeking support for those who are affected. A return consideration may be needed some day.

- Valley Road resurfacing Phase 2 to commence at a cost of \$1.2 million dollars. A 2" overlay from Robertsons Green House to the Berry Barn will be laid down. Traffic in the summer on that road is 4800 cars a day.

### 12. R.M. Bylaw Enforcement Officer

- Currently have 1 full time position where none existed before.

- One area of focus will be the placement of Seacans on acreages. Permits may be required for placement before hand and questions are unanswered yet at the RM office as to what hidden from view means (no consensus there). What acreage size has to be to permit Seacan (again no RM council consensus).

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- For more clarification contact the RM as to permits required, maximum number allowed and where they can be placed.

- Also the Officer will be assessing home based businesses. Essentially if the public is coming to your home for business purposes you may be considered a home based business and that would affect your taxes and insurance.

### 13. Other Business

- Spring Clean-Up took part on 2 days as not everyone could make the Saturday April 29th date so some came the previous Wednesday. Overall fantastic turnout which made quick work of the clean-up.

- Standing Water - concerns were raised due to high ground water levels some residents have to pump water full time for a couple months every spring. One resident suggested that artificial dams have been put up by Ducks Unlimited and other developers that has resulted in water not being allowed to flow to the river thereby raising water table levels in Cedar Villa. The Water Security Agency does not allow the blocking of natural drainage.

- Ross Harwood proposed the Hamlet

- a. Find out which of the 40 residences are being affected by the high water table
- b. Those affected get together to look into options to resolve the problem.

### 14. Adjournment

- Motion to adjourn the meeting made by Brian Guilleman. Seconded by Shane Hryhoruk. All voted in favor.

- meeting adjourned at 2:10 pm