

**MINUTES OF THE ANNUAL GENERAL MEETING
FOR THE HAMLET OF
CATHEDRAL BLUFFS ESTATES
AND
THE CATHEDRAL BLUFFS COMMUNITY ASSOCIATION INC.
CB AGM 2017 AGENDA ATTACHED**

DATE: TUESDAY OCTOBER 3RD, 2017

TIME: 7:00PM – 11:00 PM [PRECEDED BY DINNER: 6:00PM - 7:00PM]

PLACE: WANUSKEWIN HERITAGE PARK; PASKWAW-SOUTH ROOMS

ATTENDEES: CB HAMLET BOARD

HELEN HORSMAN [CHAIR], DREW BYERS [ABSENT], SAM SIWY, DEAN HEIDT, SIMON POLLARD, ROB MCCAMMON, DWAYNE PETERS, DARREN FERNUK [ABSENT] AND SUJATA SETHI

CATHEDRAL BLUFFS ASSOCIATION BOARD

HELEN HORSMAN [CHAIR], SAM SIWY, ROB MCCAMMON, DWAYNE PETERS, DARREN FERNUK [ABSENT] AND SUJATA SETHI

SPECIAL GUESTS:

RM ADMINSTRATOR ADAM TITTEMORE, DIVISION 5 COUNCILLOR ARTHUR [ART] PRUIM, JACK AND ELDA LAPSIUK [HAMLET PROFESSIONAL LAWN CARE], AMANDA BULLIN [WANUSKEWIN HERITAGE PARK EVENTS COORDINATOR]

1. CALL TO ORDER – CB BOARD(S) CHAIR HELEN HORSMAN WELCOMED ALL TO THE HAMLET’S ANNUAL GENERAL MEETING THANKING THEM FOR THEIR ATTENDANCE AND PROCEEDED TO CALL THE MEETING TO ORDER

**2. WELCOME AND RECOGNITION OF INVITED GUESTS – HELEN INTRODUCED OUR 5 GUESTS: RM OF CORMAN PARK ADMINISTRATOR ADAM TITTEMORE, DIVISION 5 COUNCILLOR ARTHUR [ART] PRUIM, THE HAMLET’S PROFESSIONAL LAWN CARE JACK & ELDA LAPSIUK AND WANUSKEWIN HERITAGE PARK EVENTS COORDINATOR AMANDA BULLIN [AMANDA BULLIN RESPECTIVELY FOR THE PRECEDING TIME PERIOD OF CB AGM 2017 DINNER 6-7PM Only]:
NOTE: AMANDA BULLIN WHP EVENTS COORDINATOR WAS GIVEN PLATFORM TO SPEAK AHEAD OF THE CB AGM 2017 DINNER WELCOMING THE RETURN OF THE CB HAMLET TO ITS ANNUAL DINNER FOLLOWED BY MEETING AT WANUSKEWIN]**

3. INTRODUCTION OF CB BOARD MEMBERS & ACREAGE OWNERS STARTED WITH EACH BOARD MEMBER FOLLOWED BY EACH ACREAGE OWNER STATING THEIR LOT NUMBER AND HOW LONG THEY HAVE RESIDED WITHIN THE HAMLET OF CATHEDRAL BLUFFS ESTATES.

4. REMARKS BY REPRESENTATIVES OF THE RM OF CORMAN PARK: INCLUDED RM OF CORMAN PARK DIVISION 5 COUNCILLOR ARTHUR [ART] PRUIM FOLLOWED BY RM OF CORMAN PARK ADMINISTRATOR ADAM TITTEMORE.

A. RM OF CORMAN PARK DIVISION 5 COUNCILLOR ARTHUR [ART] PRUIM BEGAN BY STATING THAT THIS PAST YEAR HAS BEEN A GREAT LEARNING EXPERIENCE AS OUR NEWLY ELECTED COUNCILLOR. RM ADMINSTRATOR ADAM T HAS BEEN INVALUABLE IN NAVIGATING THE LEARNING CURVE. ART PRUIM CHOSE TO RUN BECAUSE HE SAW THE GREAT NEED IN DIVISION 5 TO HAVE A PROACTIVE COUNCILLOR WHO WAS MORE INVOLVED WITH ALL RESIDING WITHIN. ART ENCOURAGED EVERYONE THAT HE NOT ONLY WILL LISTEN BUT, IS READY TO ACT ON BEHALF OF ALL RESPECTIVE CONSTITUENTS TO RESOLVE THE VARIED ISSUES SIMILAR TO ALL LIVING IN THE RM. ART IS FURTHER WILLING TO TAKE ON SINGULAR PERSONAL ISSUES ON A CASE BY CASE BASIS. ART STATED THAT HE WAS VERY INTERESTED IN SERVING THE HAMLET OF CATHEDRAL BLUFFS ESTATES AS BEST AS HE CAN AND INVITED ALL PRESENT TO ATTEND THE UPCOMING AGM OF THE RM OF CORMAN PARK. THE “RATEPAYERS ANNUAL GENERAL MEETING” WILL BE HELD WEDNESDAY OCTOBER 18TH, 2017 TIME 7:00PM AT FATHER DONLEVY HALL [FORMERLY ST. ANNE’S PARISH HALL] ADDRESS 217 LENORE DRIVE, SASKATOON. THE PURPOSE OF THE MEETING IS FOR THE DISCUSSION OF MUNICIPAL AFFAIRS AND ANY MATTERS RELATING THERETO. ART TOUCHED ON MUNICIPAL RESERVES FOR OUR HAMLET FROM A RECREATIONAL STAND POINT OF VIEW FOR EXAMPLE PARK TYPE AND PLAYGROUND PROJECTS; KNOWING WE HAVE WITHIN OUR CB HAMLET LAND SET ASIDE FOR SUCH A PURPOSE. HE ENCOURAGED THE CB BOARD AND ACREAGE OWNERS TO SPEAK TO HIMSELF OR ADMINSTRATOR ADAM T. FOR THE DURATION OF THE EVENING. FINALLY ART CONCLUDED WITH EXTENDING A PERSONAL INVITATION TO CONTACT HIMSELF OR ADAM DOWN AT THE RM.

B. RM OF CORMAN PARK ADMINSTRATOR ADAM TITTEMORE REINFORCED WHAT HAD ALREADY BEEN STATED BY COUNCILLOR ART PRUIM AND FURTHER CONFIRMED THAT SHOULD WE HAVE ANY QUESTIONS AT ALL HE WAS AVAILABLE FOR THE DURATION OF THE EVENING; FURTHER THAT HE COULD BE REACHED AT THE RM OF CORMAN PARK IF NEEDED.

5. APPROVAL OF THE MINUTES OF SEPTEMBER 27TH, 2016 – CHAIR HELEN STATED THAT ALL ACREAGE OWNERS HAD RECEIVED A COPY OF THE 2016 MINUTES PRIOR TO CB AGM 2017 BY EMAIL. ALSO THAT A COPY WAS TO BE FOUND WITHIN THEIR INDIVIDUAL 2017 PORTFOLIO HANDOUTS; CONFIRMED BY CB RECORDING ADMINSTRATOR SUJATA SETHI:

A MOTION WAS MADE BY NICOLE ALBERTS TO APPROVE THE MINUTES OF THE ANNUAL GENERAL MEETING OF THE HAMLET OF CATHEDRAL BLUFFS ESTATES HELD ON SEPTEMBER 27TH, 2016

- SECONDED BY JULIE THOMPSON**
- ALL IN FAVOR**
- MOTION CARRIED**

6. HAMLET AND COMMUNITY ASSOCIATION BOARD REPORTS:

- a. CHAIR REPORT – BY HELEN HORSMAN - SEE REPORT ATTACHED – [SUMMARY AND TALKING POINTS AS PROVIDED]: CHAIR HELEN GAVE AN OVERVIEW OF THE 2 CB BOARDS. WORK PLANS WERE CREATED THIS PAST TERM WITH TIMELINES FOR EACH BOARD MEMBER TO COMPLETE. POLICY CREATION WITH IMPLEMENTATION CONTINUED WITH SUCCESS. THE POLICIES OF OUR HAMLET ARE NOW ESTABLISHED. SEE ALL THE CB HAMLET POLICIES ATTACHED; ALONG WITH THE ADDITION OF A NEW POLICY ON THE PROPER USE OF OUR HAMLET DIRECTORIES. THIS LAST TERM SAW PROPER COMMUNICATION WITH ALL ACREAGE OWNERS RESIDING TO INFORM, NOTIFY AND ALERT AS NEEDED.

WE PERSONALLY HAVE AN EXCELLENT PARTNERSHIP WITH THE RM OF CORMAN PARK. THERE ARE 13 HAMLETS WITHIN THE RM WHO HAVE ELECTED BOARDS. HAMLET'S WITHIN OUR RM ALSO MEET ANNUALLY. OVERALL THE RM OF CORMAN PARK CONTINUES TO DEVELOP SUCCESSFULLY; CONCERNS AND SUGGESTIONS FROM ALL OWNERS HAVE A GOOD PLATFORM FOR RESOLUTION WITHIN THEIR OWN HAMLET JURISDICTIONS AND AT THE RM OF CORMAN PARK ITSELF.

WITHIN OUR HAMLET, WE ARE IN THE PROCESS OF CREATING COMMUNITY; WHEREAS THERE WAS ISOLATION BEFORE, THE INCREASE IN POPULATION HAS MEANT WE ARE BUILDING CLOSER RELATIONSHIPS. WITH INTEREST IN FAMILY MEET AND GREETINGS ON THE RISE AND THE DESIRE TO HAVE AN ORGANIZED WAY IN WHICH TO ENJOY VARIOUS SPECIAL CALENDAR EVENTS THE HAMLET OF CATHEDRAL BLUFFS ESTATES IS MAKING INROADS "CREATING COMMUNITY." FOR EXAMPLE, WITH RESPECT TO THIS TIME OF YEAR, THERE'S HALLOWE'EN. THIS WILL BE THE SECOND YEAR FOR "HALLOWE'EN AT CATHEDRAL BLUFFS" TO ENJOY THIS CALENDAR EVENT THE BOARD WILL NOTIFY THE HAMLET, VIA OUR NOTIFICATIONS PROCESS, WITH INSTRUCTIONS TO PARTICIPATE. ALL ACREAGE OWNERS WILL RESPECTFULLY HAVE A CHOICE WITH REGARDS TO PARTICIPATION. SIMPLY IF ANY ONE DESIRES TO PARTICIPATE THEY WILL BE DIRECTED VIA EMAIL TO TURN THEIR ACREAGE LIGHTS ON. "LIGHTS ON" WILL SIGNAL TO FAMILIES THAT THE FOLLOWING ACREAGE HAVE TREATS AVAILABLE ON SITE. "LIGHTS OFF" INDICATES NOT PARTICIPATING AND "NO TRESPASSING."

ANOTHER ADVANCEMENT WE HAVE SEEN THIS PAST YEAR WAS OUR IMPROVED RELATIONSHIP WITH THE SASKATOON AND AREA REAL ESTATE BOARD. WE HAVE BEEN ABLE TO PROVIDE OUR HAMLET'S POLICIES DIRECTLY AND SUCCESSFULLY THROUGH "CB BUILDING AND GROUNDS." THIS HAS BEEN AN INVALUABLE RESOURCE TO THOSE MOVING INTO OUR HAMLET WITH REGARDS TO REASONABLE EXPECTATIONS FOR RESIDING WITHIN.

WE HAVE AT CATHEDRAL BLUFFS ESTATES OUR OWN WATER TREATMENT PLANT FACILITY WHICH COMPLIES WITH GOVERNMENT STANDARDS. THIS EVENING OUR AGENDA INCLUDES THE FUTURE OF OUR WATER TREATMENT PLANT BUT, AT THIS TIME GRATITUDE WAS EXPRESSED TO THE WTP VOLUNTEERS FOR THEIR EXCELLENT WORK WHICH INSURED OUR WATER SUPPLY. IN ADDITION HELEN EXPRESSED GRATITUDE TO ALL OWNERS FOR COMPLYING WITH OUR HAMLET'S WATERING POLICY WHICH HELPED TREMENDOUSLY KEEP OUR WATER RESERVES PLENTIFUL, MEETING RESIDENTS DEMAND WITHOUT ISSUE.

CONTINUING ON THERE WAS ENCOURAGEMENT FROM THE CHAIR, TO SERIOUSLY CONSIDER THE NOTICE OF ELECTIONS WHICH WAS SENT OUT PRIOR TO CB AGM 2017. DUE TO 2 BOARD MEMBERS STEPPING DOWN, THERE IS A NEED TO FILL VACANT POSITIONS ON

THE CB BOARD(S). PLEASE CONSIDER NOMINATING OR PERSONALLY VOLUNTEERING YOURSELF. ELECTION OF OFFICERS WILL BE HELD TOWARDS THE END OF OUR MEETING TONIGHT.

SAYING THIS HELEN EXPRESSED APPRECIATION TO ALL BOARD MEMBERS FOR THEIR HARD WORK OF THIS PAST YEAR. WITH A SPECIAL THANK YOU TO RESIGNING BOARD MEMBERS DREW BYERS AND DWAYNE PETERS FOR THEIR MANY YEARS OF EXCELLENT SERVICE TO THE COMMUNITY. IN ADDITION IT WAS RECOGNIZED THAT DWAYNE PETERS, THOUGH STEPPING DOWN FROM THE CB BOARD WILL HOWEVER STAY IN THE CAPACITY OF CBE WTP VOLUNTEER. ALL ACREAGE OWNERS JOINED IN COLLECTIVELY AT THIS POINT UNIFIED IN EXPRESSING THEIR SINCERE APPRECIATION. THE CHAIR OF THE BOARDS CONCLUDED REPORTING AND CALLED NEXT UPON CB FINANCIAL CHAIR SAM SIWY TO PRESENT THE HAMLET'S FINANCIAL OUTLOOK.

**b. FINANCIAL CHAIR REPORT – BY SAM SIWY – INCLUDING *Progress on Online Bill Payments*:
SEE THE FOLLOWING FINANCIAL REPORTS AS ATTACHED:**

- 1) 2016 FINANCIAL STATEMENTS E&Y FINAL.pdf
- 2) AUGUST 31ST, 2017 BALANCE SHEET INCOME STATEMENT
- 3) HAMLET RESERVE FUND – DECEMBER 31ST, 2016
- 4) HAMLET RESERVE FUND – JULY 31ST, 2017.pdf
- 5) NEW WATER DISTRIBUTION AGREEMENT
- 6) WATER TREATMENT PLANT – FINANCING OPTIONS SEPTEMBER 2017

SAM WENT THROUGH ALL FINANCIAL DOCUMENTS IN DETAIL. WHEN BRIEFING ON THE HAMLET RESERVE FUND – JULY 31ST, 2017. PDF THE ISSUE OF PROPERTY TAXES CAME UP IN CONJUNCTION WITH THE MUNICIPAL TAX ALLOCATION OF A MINIMUM OF 40% TO OUR HAMLET. THE TAX ALLOCATION WAS DOWN FROM THE PRECEDING YEAR BY \$7,657.54. SAM REQUESTED RM OF CORMAN PARK ADMINISTRATOR ADAM TITTEMORE TO EXPLAIN THE INCREASE IN PROPERTY TAXES AS WELL AS TOUCH ON THE 40 % MINIMUM MUNICIPAL TAX ALLOCATION. ADAM STATED THAT THOUGH RESIDENTIAL ASSESSMENTS HAVE GONE UP TAXES ARE IN ACTUALITY DOWN OVERALL IN CORMAN PARK; HENCE THE RESULTING MUNICIPAL TAX ALLOCATION OF 40% IS DOWN AS WELL.

A FURTHER QUESTION WAS PUT TO RM ADMIN. ADAM. T. OF HOW A HAMLET MAY INCREASE THEIR QUALIFICATION FOR A HIGHER MUNICIPAL TAX ALLOCATION IE. MTA RANGE IS 40 – 75 %. AGAIN THE HAMLET CURRENTLY SITS AT THE MINIMUM RANGE OF 40 %. ADAM RESPONDED THAT BY REDUCING RM SERVICES TO THE AREA ONE MAY INCREASE THE MUNICIPAL TAX ALLOCATION; HOWEVER, RM SERVICES ARE VITAL TO DEVELOPING AREAS PROPERLY FOR EXAMPLE INFRASTRUCTURE AND ROAD MAINTENANCE IS VERY EXPENSIVE. IMPORTANT CLEARING AND MOWING OF SIDE DITCHES AND GULLY'S BOTH WINTER AND SUMMER, WITHIN THE RM ACTUALLY BENEFIT HAMLETS BY KEEPING SERVICE COSTS COLLECTIVELY DOWN YET ENCOURAGE CONTINUED STRONG MAINTENANCE AND DEVELOPMENT. IT'S MPORTANT THAT WITHIN THE RM OF CORMAN PARK THAT THERE IS CONSISTANCY IN OVERALL INFRASTRUCTURE DEVELOPMENT; THROUGHOUT CORMAN PARK PROPER AND CONTINUED DEVELOPMENT FAIRLY REQUIRES EXPENDITURE. SAYING THIS, ADAM

ALSO CONCLUDED THAT FOR THE UPCOMING YEAR, SEEING HOW THE HAMLET OF CATHEDRAL BLUFFS ESTATES PROACTIVELY TACKLES INFRASTRUCTURE AND PROPER DEVELOPMENT, HE WOULD LIKE TO KEEP THIS CONVERSATION OPEN AND ONGOING WORKING CLOSELY WITH OUR CB BOARD(S) TO SEE WHERE WE CAN MAKE ADVANCES TOGETHER. ADAM REQUESTD THAT THE CB BOARD CONTACT HIM DIRECTLY WITH REGARDS TO THE HAMLET QUALIFYING FOR AN INCREASED MUNICIPAL TAX ALLOCATION; ALONG WITH INSURING CONTINUED STRONG EXEMPLARY DEVELOPMENT THAT THE HAMLET OF CATHEDRAL BLUFFS ESTATES IS KNOWN FOR AND WHICH THE RM HAS CONTRIBUTED TO SINCE OUR HAMLET'S INCEPTION.

THE FINANCIAL REPORT CONTINUED WITH SAM STATING THE HAMLET'S RESERVE SURPLUS FOR 2017 IS AT \$ 338,162.89. FINANCIALLY OUR HIGHEST PRIORITY IS THE CBE WTP. AGAIN AN ENCOURAGEMENT WAS MADE FOR ALL OWNERS TO LOCATE THEIR *INDIVIDUAL CURB STOP VALVES* WHICH SHOULD BE WITHIN THE DITCH AREAS; THEY HAVE BEGUN TO SHOW SIGNS OF FAILURE. WITH RESPECT TO OUR HAMLET'S WATER TREATMENT PLANT WE WILL BE MAKING DECISIONS TONIGHT WITH REGARDS TO THE FUTURE THEREOF. IN ADDITION THE BOARD PRESENTS THE *NEW WATER DISTRIBUTION AGREEMENT/CONTRACT [WDA – SEE AS ATTACHED WITHIN YOUR PORTFOLIO]*. [OF NOTE IN THE PAST THERE WAS AN INCONSISTANCY AS THE HAMLET DEVELOPED WITH THE ORIGINAL WATER DISTRIBUTION AGREEMENT IE. SOME ACREAGE OWNERS HAVING SIGNED AND OTHERS NOT RECALLING AN AGREEMENT AT ALL. THEREFORE, THIS PAST TERM CB FINANCIAL CHAIR SAM SIWY DRAFTED A NEW LEGAL FINANCIAL WATER DISTRIBUTION AGREEMENT FOR ALL ACREAGE OWNERS TO PROPERLY SIGN. WE WILL MAKE A MOTION WITH REGARDS TO THE NEW WDA AT THE CONCLUSION OF THIS FINANCIAL REPORT.

SAM POINTED OUT THE FOLLOWING ITEMS OF INTEREST ON THE NEW WATER DISTRIBUTION AGREEMENT: #7. AND #8. WITH REGARDS TO THE PROCESS IN PLACE FOR NON PAYMENT OF MONTHLY WATER BILLS; #10. WITH REGARDS TO CURRENT PLANT CHARGE OF \$60.00/month AND \$3.00 per cubic meter consumed; AND #11. WITH REGARDS TO CURB STOP VALVE ISSUES. PLEASE READ THE NEW WDA AND THE CB BOARD(S) WILL FORWARD A NOTIFICATION, SHORTLLY AFTER THE CONCLUSION OF CB AGM 2017, WITH INSTRUCTIONS TO SIGN AND SUBMIT FOR THE HAMLET RECORDS.

FINALLY SAM GAVE AN UPDATE WITH THE *Progress he has made on THE OPTION OF Online Water Bill Payments*. WITHIN THE NEXT 3-4 MONTHS THIS WILL TAKE EFFECT TO GIVE US OPTION TO PAY WIGS/AQUIFER ALL WATER BILLS THROUGH the ONLINE BANKING METHOD.

LAST, SAM STATED WHEN WE GET TO THE WTP REPORT BY ROB MCCAMMON LATER ON, WE WILL AT THAT TIME GO OVER THE WTP FINANCING OPTIONS DOCUMENT. AT THE CONCLUSION OF HIS CB FINANCIAL REPORT THE CHAIR CALLED FOR A MOTION TO BE MADE WITH REGARDS TO THE NEW WATER DISTRIBUTION AGREEMENT.

FLOOR DISCUSSION WAS ENCOURAGED AND ENSUED WITH THE RESULTING MOTION BEING MADE: THE MOTION WAS MADE BY LISA WEDEWER THAT *THE NEW WATER DISTRIBUTION AGREEMENT* BE PRESENTED TO ALL ACREAGE OWNERS TO

**BOTH SIGN AND RETURN BY THE DEADLINE DATE OF OCTOBER 31ST, 2017 DIRECTLY TO
CB FINANCIAL CHAIR SAM SIWY AT ADDRESS # 74 CATHEDRAL BLUFFS ROAD,
CORMAN PARK, SK S7P 1A3
SECONDED BY BOB SAVAGE
ALL IN FAVOR
MOTION CARRIED**

c. BUILDING & GROUNDS CHAIR REPORT – BY **DEAN HEIDT AND **SIMON POLLARD**.**

i. **DEAN BROUGHT THE HAMLET UP TO DATE ON THE FOLLOWING BUILDING AND
GROUNDS ISSUES:**

**A. THIS YEAR DEAN WORKED CLOSELY WITH CRAIG FROM THE RM OF CORMAN PARK.
THE ROAD SIGNS ARE IN PLACE AS OF THIS YEAR, INCLUDING SPEED LIMITS, OUR
ROADS ARE OUR SIDEWALKS ALONG WITH A DO NOT ENTER SIGN AT OUR WATER
TREATMENT PLANT FACILITY. [THE DO NOT ENTER SIGN WAS A SUGGESTION MADE
BY ACREAGE OWNER MARK LOEPPKY].**

**B. GENERALLY THE RM HAS STATED THAT OUR ROADS ARE IN PRETTY GOOD SHAPE
HOWEVER, A CHIP SEAL WILL BE REQUIRED IN A FEW YEARS. SOME SHOULDER AREAS
THAT HAVE BEEN NOTICED TO BE DETERIORATING WILL BE LOOKED AFTER IN 2018
ALONG WITH LINE PAINTING. THE LINE PAINTING WOULD BE THE DIVIDER LINE
WHICH COMES AT A COST OF \$ 350/KM WITH A TOTAL OF 4.5 KM OF ROAD TO BE
PAINTED NEXT YEAR.**

**B. THE RM DOES THE CUTTING OF OUR HAMLET'S DITCH AREAS TWICE AND SHOULD
THEY BE UNABLE TO SEE TO THE SECOND CUT, IT WILL BE GIVEN TO OUR CB
PROFESSIONAL MOWERS THE LAPSUIKS OF RIPPERS LAWN CARE AT THE RM'S
EXPENSE.**

**C. CULVERTS/EASEMENTS WERE ASSESSED BY THE RM AND SEEN TO AS AGREED. THE
ACREAGE OWNERS INVOLVED WITH ISSUES RELATING TO THE CULVERT AREAS WERE
NOTIFIED BY THE RM OF FINAL ASSESSMENT. THERE ARE THREE SUCH AEAS WITHIN
THE HAMLET.**

**D. SPRING CLEAN UP AT THE BLUFFS USING LORAAS BINS WAS VERY SUCCESSFUL
FROM MAY 12TH – 26TH WITH CB BUILDING AND GROUNDS BOOKING A FURTHER
EXTENSION TO MAY 29TH DUE TO HIGH DEMAND.**

**E. OUR PROFESSIONAL LAWN CARE EXPERTS THE LASPIUKS OF RIPPERS LAWN CARE
WERE RECOGNIZED AS HAVING DONE A GREAT JOB OF THE PUBLIC GREEN SPACES
WITHIN OUR HAMLET. THE AREAS LOOKED AFTER INCLUDED OUR CATHEDRAL BLUFFS
ESTATES ENTRANCE SIGN AREA, EASEMENTS, MAIL BOX AREAS, AND OTHER GREEN
SPACES EG CBE WTP.**

**F. DEAN CONCLUDED HIS REPORT WITH A REQUEST FOR ANY QUESTIONS FROM THE
FLOOR. ALSO ENCOURAGED WERE QUESTIONS FOR THE RM WITH REGARDS TO
BUILDING AND GROUNDS WHICH WOULD BE ANSWERED BY ADAM TITTEMORE.**

**Q: WHO IS IN CHARGE OF MAKING SURE THAT THE PLASTIC NEWS PAPER
DISTRIBUTER FOUND AT EACH CANADA POST MAIL BOX AREA IS KEPT IN PLACE? THE
ISSUE BEING, THE WIND KNOCKS THESE CONTAINERS INTO THE DITCH AREAS MANY
TIMES.**

ANSWER: THE STAR PHOENIX IS RESPONSIBLE FOR THEIR NEWSPAPER/FLYER HOLDERS. A COMPLAINT CAN BE DIRECTED TO THE SASKATOON STAR PHOENIX BY HAMLET RESIDENTS WHENEVER THEY NOTICE THE ISSUE.

GENERAL DISCUSSION ENSUED ON THE FLOOR WHICH INCLUDED RM ADMIN ADAM T. BEFORE QUICKLY PROCEEDING TO [B&G REPORT FROM SIMON POLLARD](#).

- ii. **“HI EVERYBODY THANK YOU FOR COMING OUT HERE TONIGHT, ITS GREAT TO SEE SO MANY FACES. WE LIVE IN A BEAUTIFUL PLACE, THAT’S NOT BY ACCIDENT BUT FROM ALL THE HARD WORK EACH AND EVERY ONE OF YOU PUT INTO YOUR PROPERTY. I KNOW MANY PEOPLE WHO DRIVE DOWN OUR ROAD AND JUST TAKE IN THE BEAUTIFUL HOMES AND YARDS AS A FORM OF RELAXATION, WE GET TO LIVE HERE WHICH IS REALLY COOL. LOTS OF WORK HAS BEEN HAPPENING OVER THE LAST YEAR (IT’S GREAT TO SEE) AND WE THANK EVERYONE FOR FOLLOWING OUR BUILDING RESTRICTIONS AGREEMENT; HOWEVER, APART FROM NEW CONSTRUCTION THERE ARE ELEMENTS IN THE AGREEMENT THAT PERTAIN TO THE UPKEEP AND EXPECTATIONS THAT THE HAMLET AND OTHER PROPERTY OWNERS COME TO EXPECT FROM THEIR NEIGHBORS. THERE HAVE BEEN A FEW OCCASIONS IN THE LAST YEAR WHERE THE BOARD HAS NEEDED TO INTERVENE AND ENFORCE THE AGREEMENT. THIS ISN’T SOMETHING WE WANT TO DO BUT AS YOUR ELECTED BOARD IT IS OUR DUTY. WE ENCOURAGE ALL OF YOU TO FAMILIARIZE YOURSELF WITH THE AGREEMENT, IF NOT I HAVE COPIES AT THE FRONT HERE FOR YOU TO TAKE. SEE [CB BUILDING AND GROUNDS POLICY ATTACHED](#) ADDITIONALLY IF ANYONE IS CONSIDERING SELLING THEIR HOMES PLEASE BE SURE TO PASS ON A COPY OF THE AGREEMENT TO YOUR REALTOR, THERE HAVE BEEN A FEW NEW FOLKS MOVE INTO OUR HAMLET WITHOUT PRIOR KNOWLEDGE. AGAIN WE ENCOURAGE YOU TO READ THE DOCUMENT AND FOLOW THE GUIDELILNES SET OUT. IF YOU HAVE ANY QUESTIONS, CONCERNS OR JUST NEED SOME HELP PLEASE REACH OUT TO MYSELF, DEAN OR ANY OTHER BOARD MEMBER, WE ARE HAPPY TO ASSIST.**
- iii. **BUILDING AND GROUNDS REPORT CONCLUDED.**

- d. **BRIEF REPORT ON FIBER-OPTIC HIGH SPEED INTERNET – BY CHAIR HELEN HORSMAN ON BEHALF OF BOARD MEMBER DARREN FERNUK**

DARREN HAS BEEN OUR LIASON WITH REDBIRD COMMUNICATIONS INC WHO ARE A FIBER OPTIC HIGH SPEED INTERNET SERVICE PROVIDER COMING TO OUR AREA. IT’S AN ALTERNATIVE OPTION TO SHAW/SASKTEL/XPLORNET. IT WILL BECOME AVAILABLE TO CB ACREAGE OWNERS IN THE NEAR FUTURE. HOWEVER, WILL BE THE PERSONAL CHOICE OF EACH INDIVIDUAL OWNER AS WELL. REDBIRD COMMUNICATIONS INC. HAVE BEGUN TO INSTALL AT OUR HAMLET LAST MONTH; ACREAGE OWNERS WOULD HAVE RECEIVED THE COMPANY’S FLYER/BROCHURE. AS WELL YOU WOULD HAVE NOTICED THE WHITE SHED AND POWER POLE NEAR THE ENTRANCE TO THE ESTATES. INSTALLATION PRICING FROM THE TRUNK LINE TO THE HOME BY REDBIRD’S AUTHORIZED INSTALLER ROCKO DRILLING IS \$12.00 PER METER FOR THE FIRST 100 METERS. REDBIRD WILL OFFER RESIDENTIAL SERVICE PLANS. WE WILL EMAIL MORE INFORMATION TO THE HAMLET AS REDBIRD COMMUNICATIONS GETS THEIR INITIAL INSTALL INTO THE HAMLET COMPLETED. A FLOOR DISCUSSION WITH A SHORT

QUESTION AND ANSWER SESSION FOLLOWED. HELEN ENDED WITH SAYING THE BOARD WILL EMAIL ALL ACREAGE OWNERS MORE INFORMATION IN THE NEAR FUTURE.

- e. **SOCIAL AND DIRECTORY CHAIR REPORT BY SUJATA SETHI – SEE CB SOCIAL & DIRECTORY REPORT - [INC. 2ND VICE CHAIR & CB RECORDING ADMINSTRATOR DUTIES REPORT] - ATTACHED**

ENCOURAGEMENTS AND ANNOUNCEMENTS:

1. KIND REMINDER

PLEASE UPDATE DIRECTORY CONTACT INFORMATION WITH SUJATA SETHI AT kandssethi@yourlink.ca

- THE SECOND ISSUE OF THE CB HAMLET DIRECTORY WILL BE OUT IN 2020
- ONLY NOTIFICATION UPDATES WILL BE ISSUED IN THE INTERIM

2. PLEASE READ THE CB SOCIAL & DIRECTORY REPORT ATTACHED AT YOUR OWN CONVENIENCE. THANK YOU.

3. FOR CB AGM 2017 WE HAVE TWO HIGH END LITERARY DOOR PRIZES WHICH WILL BE DRAWN FOR BETWEEN “ELECTIONS & ADJOURNMENT” ON TONIGHT’S AGENDA:

- 2 LITERARY DOOR PRIZES WILL BE DRAWN FOR – [2 GIFT BAGS]:
- WITH 3 OF THE AUTHOR’S BOOKS INCLUDED IN EACH BAG
- BY GIFTED CB AUTHOR MAUREEN HADDOCK
- AUTHOR’S PAGE AND OVERVIEW ARE IN YOUR PORTFOLIOS – SEE ATTACHED
- THANK YOU TO MAUREEN AND GORD HADDOCK FOR PROVIDING THE LITERARY DOOR PRIZES FOR TONIGHT’S CB AGM 2017

4. IT WAS DECIDED IN THE INTEREST OF TIME WITH OUR HIGH PRIORITY BEING THE FUTURE OF OUR WATER TREATMENT PLANT “I RESPECTFULLY GIVE THE REMAINDER OF MY TIME TO THE CATHEDRAL BLUFFS ESTATES WATER TREATMENT PLANT CHAIR ROB MCCAMMON”

7. COMMUNITY ASSOCIATION ITEMS:

a. WATER TREATMENT PLANT REPORT AND PRESENTATION BY CHAIR ROB MCCAMMON – [SAM SIWY – WTP FINANCING OPTIONS] – SEE REPORT ATTACHED

ROB THANKED THE CBE WATER TREATMENT PLANT COMMITTEE OF DRUMMOND SANDS, DWAYNE PETERS, DARREN FERNUK AND TROY ALBERTS. WE ARE COMPLIANT WITH THE SWSA AND HAVE A PERMIT TO OPERATE TILL JULY 1ST 2019. ROB CONTINUED WITH A PLANT MAINTENANCE UPDATE STATING WE HAVE NEW RO MEMBRANES AS OF MARCH 2017. WE ALSO ARE USING NEW DAILY TESTING APPARATUS WHICH RECORDS CONDUCTIVITY AND PH. AS YET WE HAVE NOT INSTALLED THE APPROVED BACK UP GENERATOR BECAUSE ENGINEERS CATTERALL AND WRIGHT REQUEST A DECISION ON THE SELECTED UPGRADE OPTION PRIOR TO MAKING A RECOMMENDATION [SEE ATTACHED CATTERALL AND WRIGHT’S PRE-DESIGN REPORT DATED JANUARY 2017] WE ARE NOW ALSO COMPLIANT WITH THE SWSA’S REQUEST TO HAVE A BACKUP CERTIFIED OPERATOR KERRY FRIESEN WHO HAS BEEN PLACED ON A

RETAINER \$300.00/MONTH. KERRY FRIESEN WILL BE RESPONSIBLE FOR THE WTP OPERATIONS WHEN WARREN FEHR [WIGS/AQUIFER] IS NOT AVAILABLE. OUR HAMLET WILL HAVE FOUR [4] FIRE HYDRANTS INSTALLED AT THE ESTIMATED COST OF \$42,000.00. THERE IS AN EMERGENCY PLAN AND QUALITY CONTROL POLICY BEING DRAFTED WHICH WILL BE FINALIZED THIS FALL. AGAIN THANK YOU TO ALL ACREAGE OWNERS WHO PARTICIPATED WITH THE ALTERNATE DAY WATERING OF LAWNS AND GARDENS THIS PAST SUMMER; IT WORKED WELL TO KEEP US WELL WITHIN DAILY WATER PRODUCTION LEVELS.

- CATTERALL & WRIGHT CONSULTING ENGINEERS COMPLETED THE WTP UPGRADES - PRE-DESIGN REPORT IN JANUARY [ATTACHED]. THE CB BOARD RECOMMENDS THE CONSTRUCTION OF A NEW PLANT; HOWEVER, THE PROPERTY OWNERS WILL NEED TO APPROVE THE PROJECT AND FINANCING PLAN.
- FINANCIAL CHAIR SAM SIWY PRESENTED – THE WATER TREATMENT PLANT FINANCING OPTIONS (August 2017) AT THIS TIME – **SEE ATTACHED**
- CHAIR ROB, HELEN AND SAM PROCEEDED TO TAKE THE DISCUSSION TO THE FLOOR AFTER THE CB BOARDS RECOMMENDATION WAS MADE.
- RM ADMINSTRATOR ADAM TITTEMORE AND COUNCILLOR ART PRUIM BROUGHT THEIR INSIGHTS WITH REGARDS TO THE P4G STUDY TO THE FLOOR DISCUSSION – SEE P4G STUDY ON RM OF CORMAN PARK WEBSITE
- RM ADMIN ADAM T. STATED, AFTER MUCH DEBATE, THAT THE RM WOULD LIKE TO SUPPORT OUR HAMLET IN ITS UPGRADE OF THE CBE WTP.
- FINALLY, AFTER EXHAUSTING THE FLOOR DISCUSSION, WITH EVERYONE FINALLY UNDERSTANDING THE SEVERITY OF THE SITUATION IE. THE CBE WTP HAS BEEN PROFESSIONALLY ASSESSED TO HAVE COME TO THE END OF ITS DESIGN. EVERYONE ALSO WAS IN AGREEMENT THAT BOTH THE VALUE OF KEEPING CONTROL OVER OUR OWN WATER SUPPLY AND ITS DISTRIBUTION IS HOW WE COLLECTIVELY WANT TO PROCEED INTO THE FUTURE. THEREFORE, WE NEED TO BUILD A NEW CBE WTP FACILITY.
- CHAIR CALLED FOR A MOTION AND AN OPEN VOTE; ONE VOTE PER ACREAGE
NOTE: AT THIS TIME ACREAGE OWNERS COLLECTIVELY PARTICIPATED IN THE CREATION OF THE FINAL MOTION.

FINAL MOTION MOVED BY JOHN JEFFREY [#82CB]; SECONDED BY SIMON POLLARD [#91CB] THAT THE COMMUNITY ASSOCIATION OF CATHEDRAL BLUFFS PROCEED WITH THE CONSTRUCTION OF A NEW WATER TREATMENT PLANT GUIDED BY OPTION #1 OUTLINED ON THE WATER TREATMENT PLANT FINANCING OPTIONS DOCUMENT. FURTHER THAT ALL CATHEDRAL BLUFFS ACREAGE OWNERS, WITHOUT EXCEPTION, BE ALLOWED TO PROVIDE 1 [ONE] VOTE PER ACREAGE by THE DEADLINE OF OCTOBER 31ST, 2017

MOTION CARRIED BY THE 28 ACREAGE OWNERS IN ATTENDANCE CB AGM 2017 BY A FINAL VOTE COUNT OF **25 [TWENTY FIVE] YES**, 0 [ZERO] NO With 3 [THREE] ABSTAINING – **SEE VOTE COUNT ATTACHED**

- FURTHER TO THIS THE CB BOARD(S) WILL NOTIFY THE HAMLET OF CATHEDRAL BLUFFS ESTATES ACREAGE OWNERS, UNABLE TO ATTEND CB AGM 2017, OF THE CBE WTP MOTION AND CALL FOR A COMPLETE VOTE FROM THE HAMLET; 1 VOTE PER ACREAGE.
- BY THE DEADLINE OF OCTOBER 31ST, 2017
- THIS CONCLUDED THE WTP REPORT AND PRESENTATION

8. NEW BUSINESS

a. ELECTION OF OFFICERS – BY HELEN HORSMAN

CHAIR HELEN CALLED FOR NOMINATIONS AND THE FOLLOWING INDIVIDUALS WERE NOMINATED AND ELECTED TO THE CATHEDRAL BLUFFS ESTATES BOARD(S):

❖ **JULIE THOMPSON – ELECTED**

❖ **JOHN JEFFREY - ELECTED**

- **JOHN JEFFREY NOMINATES MADISON JEFFREY**

❖ **MADISON JEFFREY – ELECTED**

b. OTHER NEW BUSINESS – 3 NEW BUSINESS ITEMS VOICED:

✚ **THE ISSUE OF BREAK AND ENTERS AND CRIME AT THE HAMLET WAS DISCUSSED. AN ALERT HAD VERY RECENTLY BEEN ISSUED, PRIOR TO CB AGM 2017, DUE TO A B&E AT THE STEINHAUER ACREAGE. THE CB ALERTS AND NOTIFICATIONS PROCESS WENT INTO EFFECT QUICKLY AND HENCE THE HAMLET WAS ALERTED TO BE VIGILANT. THE CRIME WAS REPORTED IN THIS CASE. IT IS ENCOURAGED BY THE RM AND THE CB HAMLET BOARD(S) THAT ALL SUSPICIOUS ACTIVITY SHOULD BE REPORTED TO THE AUTHORITIES WITHOUT EXCEPTION AND AS SOON AS POSSIBLE. SAYING THIS, IT'S ALSO GOOD TO REPORT THAT THERE HAS BEEN A MINIMUM OF CRIMINAL ACTIVITY WITHIN THE CB HAMLET ITSELF; CONFIRMED BY LONG TIME RESIDENTS LLOYD & DIANE EPP AND HELEN HORSMAN.**

✚ **ACREAGE OWNER LORI POLLOCK SPOKE TO THE TOPIC OF THE PLAYGROUND GRANT MONEY OFFER FROM THE RM OF CORMAN PARK WHICH REEVE JUDY HARWOOD HAD SUGGESTED AFTER CB AGM 2016 LAST SEPTEMBER; WHEN IT WAS NOTED BY OUR REEVE THAT WE HAVE A CONSIDERABLE NUMBER OF YOUNG FAMILIES NOW RESIDING. A FLOOR DISCUSSION ENSUED AND IT WAS DECIDED THAT WE REVISIT THIS GENEROUS OFFER OF A PLAYGROUND BY OUR RM; THE CB BOARD(S) WILL ONCE AGAIN REVIEW THE ADVANTAGES AND DISADVANTAGES OF A PLAYGROUND AT THE ESTATES AND COME TO A DECISION ON THE MATTER.**

THE LITERARY DOOR PRIZE DRAW – NOTE: THIS IS THE VERY FIRST DOOR PRIZE DRAW FOR THE EVENT OF OUR HAMLET’S ANNUAL GENERAL MEETING

CB SOCIAL CHAIR MADE EACH DRAW FAIRLY: WINNERS:

LITERARY PRIZE NUMBER 1 ROB ERDMAN [OF 77CB]

LITERARY PRIZE NUMBER 2 DREW BRUNNER [OF 94CB]

❖ THE CB BOARD(S) EXPRESS GRATITUDE TO MAUREEN AND GORD HADDOCK FOR THEIR GENEROSITY.

9. ADJOURNMENT

CB AGM 2017 ENDS AT 11PM

CHAIR HELEN HORSMAN CALLS FOR ADJOURNMENT

DEAN HEIDT MAKES MOTION TO ADJOURN CB AGM 2017

ALL IN FAVOR

PASSED

CB AGM 2017 ADJOURNED

RESPECTFULLY SUBMITTED

CB RECORDING ADMINISTRATOR

SUJATA SETHI

NEXT

CB AGM 2018

RSVP: kandssethi@yourlink.ca

TUESDAY, OCTOBER 2ND, 2018

WANUSKEWIN HERITAGE PARK

6:00 – 7:00 PM DINNER

FOLLOWED BY

7:00 – 9:00 PM MEETING

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