

Hamlet of Casa Rio Annual General Meeting Minutes November 17, 2020

(Google Virtual meeting)

Present: Residents of Casa Rio, Hamlet Board members (Dana Derenoski, Herb McFaull, Andrew Williams and Mark Trimble) and invited guests, Adam Tittlemore (Administrator of Corman Park) Michelle Chuhaniuk (Councillor of Corman Park) and Judy Harwood (Reeve of Corman Park)

Call to Order 7 pm

Motion to Adopt Agenda: Sheldon Giesbrecht, seconded Fred Remillard

Introduction of Hamlet Board and Invited Guests

Motion to Approve Minutes of Nov 4, 2019: Andrew Williams, seconded Fred Remillard

REPORTS

Fence project update - Andrew Williams shared an update on the project for 2020 (attached)

There were no questions. Michelle Chuhaniuk congratulated Andrew and the Hamlet Board

Hamlet interior roadways update - Andrew Williams shared an update for 2020 (attached)

There were no questions. Herb McFaull added that the Hamlet board is willing to look at the other four interior roadways pursuing a paving option as well, on a cost share basis with residents. Each roadway would independently decide (with 80% of residents on each roadway needing to agree) with the Hamlet paying for 40% and the residents on that roadway covering 60% thru a special levy paid upfront or added to their taxes over time, like was done for Eldorado Lane in 2020. If residents are interested, there may be merit in pursuing in 2021, as a discount may be possible because Clarence Ave. is being paved in summer of 2021. Any roadways that are interested should contact a member of the Hamlet Board to discuss further.

Fibreoptic and Internet 2020 update – Mark Trimble

He reported that Redbird will soon have successfully pulled fibre from the City directly into the Casa Rio fibre in our ditches. This will mean that we can have even faster internet speeds if desired. Mark shared some samples of various internet speeds possible and pricing from Redbird (attached). It is

hoped this will be available to residents of our Hamlet in the near future. Bev Jutras stated that tracer wire was not used on the fibre buried from the ditch to her home, and it was therefore cut several times doing some landscaping work. Other residents admitted the same problem. Mark said he would speak to Redbird about this.

Financial Report to Oct 31, 2020 - Herb McFaull presented the Financial statement to Oct 31, 2020 (attached)

He pointed out that this statement does not include the \$124,289 of expense incurred by the Hamlet in 2020 regarding Eldorado Lane paving project; this will be paid very soon. Even after this is deducted, the Hamlet will have \$215,530 in combined general and specified reserves. Chau Ha asked if investments have been considered for these reserves. Adam Tittlemore responded that GICs and other guaranteed type of deposits are possible, however this means tying the funds up for a specified period of time, and with current rates on such deposits being at all time lows, it is recommended not to do so.

UPDATES FROM RM OF CORMAN PARK

New cell phone tower south of Corman Park School: it was unclear where this item had originated as no new tower has been erected in this area, and even if so, these are put up on private land and must follow all provincial and RM guidelines. No further discussion

Paving of Baker Road in 2020 and Clarence Ave in 2021 - Adam Tittlemore spoke to these. He confirmed that the balance of Baker Road from Preston Ave east to Highway 11 had been fully paved this summer. There had been questions about the ditches after the paving, and Adam reported that the contractor was obligated to break up the gravel and to add grass seed. It will take time for the ditches to come back. He recognizes that many residents take very good care of the ditches thru mowing, etc. Putting top soil back in the ditches was not in the contract and would have cost about \$200,000 if so. The paving of Clarence Ave. is scheduled for this summer, but must be finally decided by Council at their Dec 7, 2020 meeting. Residents asked and were assured the paving would extend from the north at Grasswood Rd, all the way south to Baker Road, and then carrying on southward for a distance to include the boundaries of our Hamlet (Casa Rio Lane southern entrance)

Subdivision/Redivision updates – Michelle Chuhaniuk shared that in the Spring of 2021 the RM will be contracting out the further examination of redivision policies within Casa Rio and other areas in the south, including category examinations, types of multi-parcel developments allowed in future, etc. The contractor will be obligated to invite all of our residents to participate in these discussions and ample opportunity will be made available for us to do so. Issues to exam will include Casa Rio water system capacity (already near of at capacity so that will be a significant consideration when looking at further development), and septic mound issues (Health Authority is watching closely how many septic mounds are in our area). There were questions about our water system. It was clarified that only Casa Rio and Casa Rio East use our water system. Other developments, including new Edgemont Estates are not on our system.

Reserve land on Eldorado Lane – Residents were reminded that there are several acres on Eldorado Lane that were set up 25 years ago as reserve land. A question was asked if we can rent that out and get income, and Adam Tittlemore confirmed we can, but the income generated can not be retained

exclusively for the use of our Hamlet, and instead must go into the Public Reserve Fund of the RM. The same would be true if the land was sold. Some residents at the meeting expressed an interest in pursuing possible uses for this land, and will address these to the Hamlet Board in due course.

OTHER BUSINESS

Power poles on Clarence Ave. - The new power poles that were placed very closed to Clarence Ave were subsequently removed. Residents were grateful for this.

Paving materials - A question was asked if we could possibly reduced the cost of paving by using different materials. Adam Tittlemore responded that the RM has explored using other materials, but to date, nothing has proven better. He pointed out that most of the expense in paving a road is in creating the base, moreso than the paving material itself.

No littering signs - An interest was expressed in having some No Littering signs put on Baker and Clarence Ave. Adam asked Herb McFaull to send locations for these signs and will take care of it.

RESIGNATIONS/NOMINATIONS

Herb McFaull and Dana Derenoski verbally put forward their resignations. Both indicated they fully enjoyed their years on the Board, but feel it is time to retire. Mark Trimble thanked both of them very sincerely on behalf of the residents

Andrew Williams then put forward the following names to be considered for the Board:

Chau Ha, 50 Casa Rio Drive

Blair Plemel, 5485 Clarence Ave. S.

A call for other nominations was put forward, and Sheldon Giesbrecht agreed to let his name stand as well.

A Motion to accept these three new residents to the Hamlet Board of Casa Rio was put forwarded by Andrew Williams, and seconded by Dana Derenoski. The motion was passed unanimously.

The meeting was Adjourned at 8:30 p.m.