

CEDAR VILLA ESTATES COMMUNITY ASSOCIATION

2022 Annual General Meeting Minutes by Agenda Item

Time and Place of Meeting:

7:00 pm Tuesday, July 19, 2022 at 20 Redwood Drive in Quonset

Board Members Present

Ross Harwood, DJ Redekop, Dena Kasner

Community Association Residents Present:

John Guselle	Connie Holmes	Sherry Kostiuk Nobbs
James Kostyk	Morris Markentin	
David Nobbs	Lisa Gavelis	
Angel Kostyk	Grant Peacock	

1. Welcome and Introductions

- Chairman Ross Harwood welcomed all and called the meeting to order at 7:00 pm

2. Minutes from last meeting

- Minutes from 2021 AGM: Motion to accept - John Guselle
Second the Motion – Grant Peacock
All in favor – Motion Passed

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

- Repairs to keep Plant up to date are ongoing this year. New pumps are being changed out gradually. Will cost roughly \$30K over the next 2.5 years
- No issues with water shortages this year to date. No need for water restraints to date
- K. Friesen continues to do very well at keeping our plant running economically
- Our contract with our Plant Manager has been renewed until April 30, 2024 on similar terms to what we currently have in place.
- Reserves for the future in our account are looking good – no issues/

5. Report from The Chair - Ross Harwood

- Report from Chair from February 2022
- Major Road Repair projects approved for this summer – Full Chip Seal this will be done in the next few weeks and will extend the life of our roads by 6-8 years
- Snow Dump to Dog Park – no response on Speed Reduction and Parking at Dog Park
- Canada Post – process is still in works but very slow moving - nothing has happened for a couple of years and Ross' requests for information have gone unanswered
- Comments from Residents:
 - Mowing Ditches is everyone's responsibility to keep ticks and rodents down

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-Dog owners are responsible to pick up ALL dog poop if your dog does his business off of your own property. Even in the ditches. Basically, If it's not your property, pick it up.

6. Tenders Report from Dena

- came in under budget for 2021. Budget was \$3200. Came it at \$2150 due to dry conditions
- park mowing and road side spraying will be done by Ernie Fast at same budget as last year

7. Social Committee Report from Dena Kasner

- Spring B-B-Q and Fall Weiner roast went ahead with a total budget of \$218.65 and combined attendance of about 60
- Fall BBQ scheduled for 5:30 pm Saturday September 17, 2022
- Acceptance of Social and Tenders Reports
 - Motion made by -G Peacock
 - Second the Motion – M Markentin
 - All in Favor – Motion Passed

8. Treasurer's Report and Budget - DJ Redekop

- DJ gave an overview of the financial accounts and budgets for our water utility - Cedar Villa Estates Community Association Financial Statements for April 1, 2021 through March 31, 2022 and for our Hamlet account with the RM for the year ended December 31, 2021
- Our Hamlet account is currently in a Surplus balance of \$57,644.80.
- Our Community Association (water utility) is in Surplus balance of \$116,527.63.
- Our water expenses have become higher than our income, and the board has approved a 4% increase on usage rates, no change to our flat rate.
- Acceptance of Financial Report
 - Motion made by -M. Markentin
 - Second the Motion – James Kostyk
 - All in Favor – Motion Passed

9. Audit Waiver Vote for 2022 – DJ Redekop

- Motion to not require a financial audit for the year ending 2022: moved by D.J Redekop; seconded by Dave Kostyk. All voted in favor. Motion Carried

10. Nominations and Elections

- Opening – Board Chair – 4 year position – No one nominated or volunteered to take over this position. Ross clearly states he will not stay on but agreed to stay for 1 year to mentor our next Chair.
- Motion – Extend Chair Position for 1 Year – DJ Redekop
- Second – M Markentin
- All in Favor – Motion Passed

13. Other Business

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- Spring Clean-Up took 1.5 hrs hour to complete. Great turn out of residents to assist which made quick work of the clean-up. Thanks to everyone for help with that.

- Discussion: Benefits or not of continuing our status as a Hamlet – Ross to fill this in as per his comments

-Discussion: How do we engage our community members to take over the positions on the board that are all coming up for renewal and Board members are retiring:

-Angel suggested a personal campaign of going around and talking to residents about the community, and positions available

-Sherry suggested we get a comprehensive list of duties for each position so community members can see what the positions entail

-Ross proposed a 1 year transition period – however we have to get new people on board to start learning.

14. Adjournment

- meeting adjourned at 8:02 pm