

**TOWN HALL MEETING**  
**SUNDAY, SEPTEMBER 11, 2022**

Called to order at 1 p.m.

Introduction of Board:

Linda Presiloski – Chair

Robyn Ollett – Secretary

Mavis Forget – Director

Brian Langan – Director

Chuck McClain - Treasurer

Absent:

Ron Jones – Vice Chair

Ron Zeegers- Assistant Treasurer

Linda Presiloski advised that there is no agenda and asked that anyone wanting to ask a question or make a statement first state their name and lot number.

Lot 91 - Lloyd Lee – He commented that money is being saved as there is no longer Park provided internet to each lot. He suggested installation of electrical meters on each site, then owners only pay for what they use. He said the \$25 increase in the condo fees is excessive.

Chuck McClain – As the Park is saving on certain costs, costs have increased significantly on items such as sewage lifting costs. The Board is not able to forecast with great accuracy but can only estimate the costs to run the Park.

Lot 171 - Nancy Edwards – She commented that this is a 200-day Park. She inquired why the date will not be extended to turn off the water for the winter season.

Chuck McClain - After October 11 (or even before) there is a risk of freezing. Water lines have to be blown out in all of the Park. A lot of effort is involved not only by the maintenance staff but also volunteers. A date has to be chosen in order that plans can be made. There are costs involved if pipes freeze. Last season 100 ball valves froze and had to be replaced. Covers are required.

Lot 161 - Vicki Fritz – She questioned the clarity and accuracy of advertising pertaining to days the Park is open and when water is available. Also commented on intimidating emails containing capitalized and underlined words.

Linda Presiloski confirmed that water is always available at the Clubhouse including washrooms and showers. The Corporation is not responsible for individual owners' advertisement.

Lot 99 - Bonnie Kerr- She advised that she stayed late one winter and saw the Maintenance staff and volunteers working in the freezing cold to blow out the water lines and it did not look like a pleasant job.

Lot 49 - Bob Mills– He thanked the Board and volunteers. He suggested doing a study analyze whether to go with metered electricity. He commented on the great rates we have here. He also comment that the two most costly items are electricity and sewage.

Chuck McClain thanked Chris Knight (former Treasurer) and Ron Zeegers for their work in using a broker to renegotiate our power contract. He commented on delivery costs and consumption costs of electricity. Power study would require a larger consensus from the owners. The sewage system has cracks in it. Repairs to fix the cracks are delayed as camera work cannot be done on the sewer system until we start getting rainfall. Depending on the location of the cracks, digging on lots may be required.

Linda Presiloski commented that there have been rumors that the County will bring sewer lines to the Park in approximately 3 years. Who knows, someday it may happen.

Lot 257 - Robert Genoio –He recommended that owners and renters no run their air conditioners when they are out of the Park for an extended amount of time (days).

Chuck McClain suggested talking to our neighbours and suggested that all of us be mindful of our power consumption. Owners should also talk to their renters about power consumption. The Board does not have a place in the agreement between an owner and their renter.

Lot 236 - Caroline Meyers – she is a new owner – She reminded everyone that the Meeting Minutes are on the Park's website. She inquired about obtaining copies of correspondence from the County pertaining to the river lots and the environmental reserve. This information will be provided to her from the office. She also inquired about the expense of the pool liner.

Chuck McClain spoke about operating expenses and capital expenses. Pool liner will come out of reserve fund. Repairs to cracks in road is a capital expense. M.D.H. Services has been to Park to work with our pool maintenance staff to winterize the pool. We are waiting for quote to purchase a new liner this season for installation next season.

Lot 270 – Yogi Westlake – She commented that the fire ban was lifted by the County and inquired as to why it was still in effect in the Park.

Linda Presiloski advised the Board can put a fire ban in place for the Park even if the County does not have a ban in effect. The Board determines when a fire ban should be in place whenever it is in the best interest for the Park. Our current conditions support a fire ban.

Lot 179 - Sid Johnston – He commented on the current sewer problem and remembers camera work done approximately 5 years ago, which is an expensive cost and inquired who pays for the expense if repair work required.

Chuck McClain advised that if it possible to determine if an individual lot owner is responsible, it would be their expense. The Park takes care of the repairs to ensure the work is done properly; however, the expense would be billed back to the applicable owner. Those individuals on winter stay are aware that they could be held responsible for any costs associated with sewer freeze up.

Lot 135 - Brian Chubb - He is a new owner as of September 1, 2022. He inquired if the fire ban is for wood or gas fires and asked if gas/propane fires be used?

Chuck McClain stated that wood fires cause sparks that in turn could start a larger fire; however gas/propane fires are permitted to be used.



Lot 216 - Allan Faryna – He stated that when they purchased in the Park, they purchased a lifestyle and since their purchase a number of changes have happened, such as the Park grass was previously cut by maintenance staff, now the owner has to cut their own grass; there was park provided wifi to each site and now only to the Clubhouse. As most decisions are financial, we should be considering the lifestyle we bought into.

Chuck McClain remarked that we should look for opportunities to get that lifestyle back. The Board is looking at the cement pad located on the common property at the west end of Wildrose Drive to possibly construct a satellite washroom or shed and make it a community project to construct that building. Insurance is in the works to cover volunteers. Near the berm area, possibly make a firepit for the community.

Lot 91 – Lloyd Lee – He inquired about the dirt mound remediation (berm) not being a sound barrier and if it is on County's land, is it the County's obligation.

Chuck McClain commented that we encroached on County land and put up the dirt pile/berm. It needs to be removed/reshaped, so it can be mowed and possibly place a firepit nearby for all residents to use. That will be at the expense of the Park.

Linda Presiloski - Last year we had numerous break-in. Owners are encouraged to install solar lights. When the police attended at the Park after the break-ins they noticed the lack of lighting. Please remember your unit is your responsibility.

Brian Langan, is a new owner and a new director to the Board this season. He is in charge of IT. Brian advised that this Park will be the best park in Alberta. Money has been well spent on new cameras at the satellite washroom, front of Clubhouse, maintenance area and in the Park office. The cameras are not directed at any individual unit, they are for protecting common areas. Our security has been improved as certain people have access to the video recorded by the cameras from an app. The signal for the software has been upgraded and images are recorded from all cameras. The cameras also have night vision which work up to 45 feet without lighting support. Floodlights have been installed for winter months only, not for use during the remaining season. Some floodlights are motion sensor, some will remain on at all times during the winter months.

An owner inquired if the tower on the property behind the Park will be used.

Brian Langan advised that it will not be used as our contractor was able to establish a line of sight from the maintenance area and the satellite washroom back to the Clubhouse. Camera video will be monitored by an individual during the winter months.

An inquiry was made about the procedure for monitors reporting any incidents in the Park.

Linda Presiloski advised that the procedure will resemble last winter. Owners are reminded that the Corporation and the winter monitors are not responsible for individual lots.

Lot 223 – Chris Knight – She suggested that the berm area be replaced with xeriscaping to reduce maintenance costs such as mowing and watering.

Chuck McClain commented that when watering, an owner next to a common area is encouraged to water that common area along with their lot.

Future visions for the Park – What would owners like to see. One suggestion was pickle ball.

Linda Presiloski thanked all staff.

Adjourned at 2:08 p.m.