

## **Agenda MSCC #644 Friday, April 12<sup>th</sup>, 2019**

**Hazel Lanes  
Board of Directors' Meeting  
10:00 am  
Huntington Properties Offices**

**In Attendance: David Girvan (DG), Jim Wagner (JW), Mardi McLachlan (MM), Lynne Finn (LF) and Phil Nagle (PN)  
Regrets: Sharon White**

### **Agenda**

- 1. Approve Minutes of December 19th, 2018  
Amended copy attached**

**JW moved to approve the minutes, MM seconded.  
Carried**

- 2. Financial Update: Jim Wagner  
DG moved to approve, MM seconded.  
Carried**

- 3. Review of Auditor's Report: Jim Wagner  
Discussion around landscaping budget and adding a portion to our reserve funds as there are expenses such as replacement of trees that occur from time to time that impact the operating budget. Given the Reserve Fund review, we will bring forward to the author of this report for guidance.  
Move to accept the Auditor's Report, MM, seconded LF,  
Carried**

- 4. Nominating Committee: David Girvan  
The Committee lead by J. Bissett has recommended Angie Difruscia, Unit 39, and Lynne Finn as agreed to another term. Angie would replace the position vacated by Ross Webster earlier this year. These appointments continue our approach**

to have each of the geographic areas of our community represented.

The AGM is May 15<sup>th</sup>, 7 pm at the Westmount Church with a set fee of \$200.00 to rent the hall.

## **5. Old Business: Phil Nagle**

### **• Pool**

- Call this week to get work started to paint and do tile work approved last year.
- The pool railing will be repaired, but we will continue to have it run down the center of the steps
- The Heater in the pool house should be replaced, and we approve getting a quote for this replacement. Current heater is likely 30 yrs old and we might find a more efficient replacement
- Phone is required, and we manage as cost efficiently as possible
- Anticipate our hires from last year will still maintain the pool this summer, reaching out to confirm
- New Health Unit policy does require water testing 4 times / day which is problematic over the previous 2 times / day, morning and night. Now we need testing at noon and 4 pm.
- PN will enquire if our current employees will take on this testing, an increase in compensation will be required
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### **• Painting**

- Railings left to do this spring
- Guideline for painting schedule has been sent out, and owners can opt to paint within the guidelines more often if they wish
- Hand Railings were added by owners, and are the owners responsibility to paint
- During our walk about we can assess other painting needs

### **• Roadway and gutters**

- During our walk about we will assess what needs to be done

- **Unit 31 Deck**
  - **Deck is rotten and owners stated that they would look at it in the spring(Ambrose/Harris). Follow up next meeting**
  - **Unit 22 also has a deck in poor repair and we need to follow as to their next steps to repair**
  
- **AGM Notices**
  - **Marijuana Rule**
  - **The rule has been amended, approved for distribution**
  - **New Supplier of Awning Materials**
  - **New name for supplier of Awning material (manufacturer) is World of Elegance, European selection. We will notify owners with colour codes as per DG research last year. This provides owners the ability to source from difference retailers.**

## **6. New Business**

**Spring BBQ – Sharon White will co-ordinate, and will provide a date, likely June 12 or 26<sup>th</sup>.**

**Lattice work is at homeowner expense for maintenance and repair.**

**B. Gould raised concern with the condition of the grass. TLC will be informed, but discussion was that no additional research will be conducted to evaluate the grass.**

**Unit 50 has submitted a Deck proposal which extends along the back of the property, and beyond the privacy wall. Board members will review, but moving beyond the privacy wall is not supported, and the line of view of other owners will be considered.**

**It was suggested that reminders might be beneficial at the AGM for the following:**

- **Approval for any changes outside units**

**Driving speed  
Parking in Guest lots  
Parking not permitted on road ways  
Etc**

**PN asked for Approval of cost for Reserve Fund study which is due and on site, \$2000.00, carried**

**Phil noted with turnover new owners may not understand the Condo rules and we may need to process to help educate. Discussed that a short form of the declaration might be useful, and contact from a member of the Board. Phil will send out the Declaration for our review.**

#### **7. Future meeting dates and adjournment**

**AGM, May 15<sup>th</sup> 7 pm**

**Board members are asked to remain afterwards for a brief meeting to complete documentation**

**May 22<sup>nd</sup>, 9 am, meet at the front parking lot for the WalkAround tour**

**Next meeting June 4<sup>th</sup>, 10 AM, Huntington Properties**

**Prior to adjournment, David with the support of the balance of the Board, thanked Mardi for her years of support on the Board and in the community. We especially thank her for stepping in these last 6 months to replace a vacant position. Thank you and best wishes!**

**Meeting adjourned 12:04 pm**

