

Agenda MSCC #644 - Hazel Lanes Board of Directors' Meeting
Thursday, October 13th, 2022 - 4 pm
Location: Zoom Call

Documents:

<https://vdunninger.wixsite.com/hltestsite/blank-page>

Attendees: Jim Wagner (LW), Vince Anthony (VA), Brendan Dempsey (BD), Larry Burt (LB) Lynne Finn (LF)

(Meeting order will be amended as necessary for discussion)

Agenda

1. Approval of Minutes

a. Approve Minutes of AGM

Comment: This is a review for accuracy. No issues noted. Will be posted for approval at the next AGM meeting

b. Approve Minutes of Board Meeting, April 12, 2022

Move to approve: Jim / Larry seconded, so moved.

2. Financial and Budget Review: Jim

Jim reviewed the engineer's report which is recommending a higher contribution to reserves than what is currently in the budget (\$42K). Option 4 recommends a \$47.4K contribution annually which is a slight increase to current budget. Some variables - curbs, for example.

Recommendation: To go through the Engineer's report more thoroughly and discuss the timelines he has suggested so he can reassess his contribution proposal.

We will put the \$47.4k into the budget as per recommendation, even though we may not need some of the funds as early has proposed.

Budget is currently balanced with this increase.

Current year budget looks to be trending well overall.

Next Meeting: Finalize the budget, based on a more fulsome discussion of the engineer's study, and its impact on the budget.

3. Discuss and Finalize Bi-Law Amendment: Phil Has been approved, and requires signature of Vince and Lynne. It will be sent to lawyer to finalize and then post on website.

4. Standards Review:

a. Awnings

The committee finalized their recommendation and the only remaining point for discussion was the those units with side yards. Given there are few of these units, we will remove any restrictions to side yards and any issues can be brought to the Board. Move to put this rule change to the members: Jim moved, Lynne seconded, so moved.

Lynne to send copy of the Awning Standard to Phil.

b. Garage Doors

Garage Doors on our standards are no longer available. We will need to review what is available and develop a revised standard. Jim will review

c. Front doors and Screens

Screens may no longer be available based on the standard. Lynne will review

d. Decks

Colour of some of the Azek product no longer available. Brandon will review

5. Maintenance Review:

Pavers: TLC brick quote was a better option and we have decided to move forward with this quote. Prioritization was required as to which Pavers should be done first due to limited budget. Phil and Vince reviewed the paver issues / safety being the defining factor. We can complete the Priority 1 group. The only problem is that unit 41 - it is very inefficient layout for the unit but the cost is high to redesign the entrance way.

Approve everything in Priority 1, other than unit 41 until such time as we talk to the unit holder and seek their agreement to proceed. Priority 2 and 3 groupings we would like done, but not bill until next year's budget.

Phil will reach out to TLC; Vince will reach out to Unit 41.

Painting: Front doors/gates were prioritized, did not include garage doors as some are new. So we will ask who wants what painted and will defer to next year.

Painting to be completed this month: side garage doors, front doors.

Drainage: Unit 29, exposed roots were to be covered with soil, and we believe that was completed. Lynne will confirm.

6. Bell Fibre Optics Discussion - Phil

A company wants to come in to lay cable for Bell. We may be restricting the Bell customers from having the latest technology if this work is not done. The issue is the state of repair and follow up after the work is done. The outside contractor may not fix lawns/irrigation that they break while laying the cable. Given this risk, the Board is currently going to pass on the Bell cable request.

7. Committee Reports: Vince

Pool - Pool Access

There are some unauthorized people/keys using the pool. We did investigate a punch code lock for the pool. Cost is about \$800 to replace the locks - and there may be a safety issue as a result of getting locking inside the pool area.

Phil will investigate the lock system.

Irrigation -

System has not been on in the last couple of days due to cooler temperatures. The system will close for the winter some time next week.

Christmas Party

November 27th, 4 - 7 at the Highland GCC - Hosted by Jim and Deanie.

Summer BBQ - Lead

Sharon White has stepped down; and we haven't heard from anyone to take over. Frank will get the message out that we are looking for a lead for this event.

8. New Business

Email Distribution Back-up

Frank is the holder of the email distribution list; Phil's system can be the back up distributor of critical information if Frank is not available.

Schedule of Board Meetings:

Wednesday, November 16th, 2 pm

AGM Target Date 2023

End of May/Early June

Adjournment

Meeting adjourned 6:00 pm

