

**Valley Ridge Community Co-operative Annual General Meeting
2019 AGM
23 Dawn Road
June 18, 2019**

Opening:

Valley Ridge Community Co-operative Annual General Meeting Minutes.

The regular meeting of the Valley Ridge Community Co-operative was called to order at 7:00pm June 18, 2019 at 23 Dawn Road by Nicole Seefried.

Present:

Gordon & Debbie Noble
Louis & Marlis Duff
Matt & Kerri Dayton
Jim & Terry Smith
Debbie & Brian Beaton
Blaine & Yolanda Balaberda
Dale & Jodi Sims
Nicole Seefried
Jeff Boulton
Leahn Froehlich
Liz & Jim Allen
Adam Knudson
Nick Wakeford

Introductions

Review of Agenda:

- Additions
 - the presence of field bind weed in VRCC
 - grading of the road

Adoption of Agenda:

- Motion to adopt agenda: Jeff Boulton
- Secunder: Dale Sims
- Agenda was adopted

Review of 2018 AGM Minutes:

- No questions in regards to these

Adoption of 2018 AGM Minutes:

- Motion to adopt minutes: Debbie Noble
- Secunder: Matt Dayton
- 2018 AGM minutes were adopted

Business arising from 2018 Minutes:

- An updated contact list of all VRCC residences. This has been done and Kerri Dayton has the updated list and all board members were sent a copy.

Review of 2018 Financial Statements:

- Jodi Sims reviewed the statements. She has noted an error on the Revenue and Expenditures Statement. The water revenue should be \$13,290. She will have Sheila Roy correct this error. The accounts receivable at the end of 2018 in the amount of \$3,283 has since been collected.
- In view of the 2018 financial statements the VRCC fees can stay the same as follows:
 - VRCC fees: \$575
 - Special Assessment fee: \$100
- Water readings will continue to be sent in on a quarterly basis

Adoption of 2018 Financial Statements:

- Motion to adopt 2018 financial statements: Dale Sims
- Secunder: Jeff Boulton
- 2018 Financial Statements were accepted

Neighbourhood Design Criteria:

- all present were given a copy to review and discuss as these will be added to our bylaws
- no issues were brought forward
- Motion to adopt the Neighbourhood Design Criteria and add to bylaws: Debbie Noble
- Secunder: Yolanda Balaberda
- Neighbourhood Design Criteria accepted

New Business:

- Field bind weed
 - The presence of this weed has been noted in the VRCC. It is a very difficult weed to control.
 - Nicole will contact the RM to get information on how to manage this weed
 - <http://www.omafr.gov.on.ca/english/crops/facts/01-007.htm> website with info on bind weed
- Road Grading
 - The RM looks after the grading of the road. If there is need for it to be graded they should be contacted.
 - It was discussed that instead of multiple people contacting the RM for grading requests, etc there should be one member of the VRCC that is the RM contact and they can contact the RM on behalf of the VRCC. Nicole Seefried volunteered to be this contact. If there are any issues/requests for the RM, please contact Nicole and she will contact the RM.
- Water Testing Update
 - Everything is going really well with the daily testing. The instruments have been tested and recalibrated.

- Water Valve Issue
 - The backflow valve on our waterline is not working and the shut off valve also appears as though it will fail. This needs to be dealt with as soon as possible as it does not meet regulations. In order to do this work properly a new man hole will be required and we will put in a new shut off valve, backflow and water meter of our own. Having our own water meter will help with the issue we have been having with the city water billings as their readings consistently do not agree with our individual house meter readings. We will need the city to shut off their side also. Stephen, our water operator is negotiating with the city to have this done and hopes that the city will replace their water meter, etc at the same time.
 - The estimated cost to have this work (new man hole, shut off valve, backflow, meter) completed is \$20,000.00
 - All present were in agreement that this work is a priority to get completed. The following payment structure was proposed:
 - Use the \$13,000.00 in the restricted fund (this is the amount that has been collected from the special assessment fees of \$100) and any balance remaining will come from the general fund. The special assessment fee of \$100 per year will stay the same for 2019 and we will re-evaluate this fee for next year.
 - This payment structure was voted on.
 - 13 lot owners present (50% of the lot owner)
 - 10 voted in favour of this payment structure
 - 3 voted against this payment structure
 - As the majority of votes were in favour of the payment structure and all present were in agreement that the work must be completed as soon as arrangements can be made a motion was made to proceed with getting this work completed.
 - Motion to proceed with water valve work: Gord Noble
 - Secunder: Liz Allen

Election of Officers:

- The following board members agreed to remain on the board
 - Nicole Seefried
 - Jodi Sims
 - Kerri Dayton
 - Dale Sims
 - Donna Hoffman
 - Blaine Balaberda
- Debbie Beaton agreed to join the board
- Motion for nominations to cease: Gord Noble
- Secunder: Jeff Boulton

Adjournment:

- Motion to adjourn meeting: Gord Noble
- Secunder: Matt Dayton