

**Valley Ridge Community Co-operative Annual General Meeting
2021 AGM
23 Dawn Road (hosted by Dale & Jodi Sims)
June 27, 2021**

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 7:22pm June 27, 2021 by Dale Sims

Present:

Louis Duff

Matt & Kerri Dayton

Jim Smith

Debbie & Brian Beaton

Blaine Balaberda

Dale & Jodi Sims

Jeff Boulton

Liz & Jim Allen

Nick & Paulette Wakeford

Joss Gauthier

Byron Carr

Jared Chevrier

Introductions

Review of Agenda:

- Addition to the agenda - what should be done about replacing the trees on William Avenue that had to be removed last fall when the waterline work was done.

Adoption of Agenda:

- Motion to adopt agenda: Debbie Beaton
- Seconded: Jeff Boulton
- Agenda was adopted

Review of 2020 AGM Minutes:

- No questions in regards to these

Adoption of 2020 AGM Minutes:

- Motion to adopt minutes: Debbie Beaton
- Seconded: Matt Dayton
- 2020 AGM minutes were adopted

Business arising from 2020 Minutes:

- Mowing & spraying of parkland & other areas of VRCC
 - The RM confirmed they will cut William Avenue, Parkland & Buffer 2 times per year. RM will also spray for weeds when necessary (ex. Babies breathe which is considered a noxious weed).
 - As the mowing 2 times per year may not be sufficient, all in attendance agreed that as a community we should be pitching in to help look after these areas.
 - If a resident does the mowing, they can be reimbursed at \$40/hr by submitting to the board, their date of work and hours worked.

Review of 2020 Financial Statements:

- Jodi Sims reviewed the financial statements. She explained the different revenues and what was all included in the expenses.
- The new accountant Nick H. Marchessault & Company was used to prepare the 2020 financial statements.
- Water readings will continue to be sent in on a quarterly basis and water billings will be issued semi-annually.

- **The following fees were discussed & voted on as follows:**

- Jodi prepared a budget for 2021 which showed the annual operating costs of the VRCC and the minimum amount needed per lot to breakeven (\$446.38). After a review & discussion of the annual operating costs of the VRCC, it was recommended to keep an annual fee of \$575 per lot as this would cover these costs for 2021 and give a little bit of a buffer. This annual fee will be invoiced with the next water billing.
 - Motion for the 2021 VRCC annual fee to be \$575 per lot: Debbie Beaton
 - Seconded: Paulette Wakeford
 - **2021 VRCC annual fee of \$575 was passed.** All in attendance in favour.
- In previous years, special assessments had been collected to build up the savings. These funds were used to complete the major waterline work in the fall of 2019 and the waterline break in the fall of 2020. In order to start rebuilding that savings, there was much discussion about collecting a large fee from each lot owner to build the savings account up right away or alternatively to just continue to have small special assessment fees to build it up over time. There were many “what if” scenarios brought forth about potential issues with the waterline. Those present decided that one cannot plan for every single scenario and if an issue should arise and the funds are not available in the bank at the time, then each lot owner will need to contribute to make up the difference. This special assessment fee will be re-evaluated each year. This special assessment fee will be invoiced with the next water billing.
 - Motion for the 2021 special assessment fee to be \$100 per lot: Blaine Balaberda
 - Seconded: Joss Gauthier
 - **2021 Special assessment fee of \$100 was passed.** All in attendance in favour

Adoption of 2020 Financial Statements:

- Motion to adopt 2020 Financial Statements: Joss Gauthier
- Seconded: Liz Allen
- 2020 Financial Statements were adopted

New Business:

- Water Testing Update
 - Everything is going really well with the daily testing. Thank you to everyone for doing the water testing. Debbie Beaton will be taking over looking after the water testing from Donna Hoffman. If you are going to be away for a few days when you are doing the water testing or you cannot take your month you have been assigned to do the water testing, please notify the board member looking after the water testing. If you can find someone to look after the testing while you are away or if you can switch with someone for a different month, please do this but notify the board member looking after the water testing of the changes.
- Garbage
 - It has been noted that there has been some garbage and/or recycling bins that are getting blown over before they have been picked up, and thus causing some of the contents to be blown around the development. Please be responsible and take pride in our development by picking up any garbage and/or recycling that you see lying around.
- Pets
 - There have been some issues with pets either running loose or doing their business and not being picked up after. Please remember to be responsible with your pets and pick up after them. As the city is very close to our development, we are seeing an increase of non residents walking their pets in our development. If you see non-residents, walking their pets kindly remind them to pick up after them.
- RM Dust Control
 - For the RM to apply to a double application of the dust control (once in spring and late summer) it would cost the VRCC \$13,000.00 which would be divided equally between the 26 lots owners for an annual cost of \$500/lot.
 - Motion to further consider the RM dust control: Jeff Boulton
 - Seconded: Debbie Beaton
 - Motion was defeated (4/12 in favour)
- Dirt bikes/ATV's
 - There have been previous discussions with the RM about this in the past. As these are public roads, the RM can only legally put up signage. As it seems that the biggest issue is the speed that these ones are travelling at, it was suggested that maybe a "slow children at play" sign might be a good reminder to help slow down these ones. The board agreed that they would talk to the RM about the possibility of getting this type of signage.
- Trees on William Avenue
 - All agreed that these pine trees that had to be taken out for the waterline work should be replaced and there are possibly more in the row that have died that will need replacing as well. There is a possibility that some smaller trees in the row could be moved to replace the missing ones. In the fall, the board will look at pricing new trees and also look to see what would be available to transplant. All in attendance agreed with this.

Election of Officers:

- Three board members have officially submitted their resignation:
 - Dale Sims
 - Jodi Sims
 - Nicole Seefried
- The following VRCC members put forth their nominations to join the board:
 - Jeff Boulton
 - Nick Wakeford
 - Louis Duff
 - Motion for nomination to cease: Dale Sims
 - Seconded: Jeff Boulton
- VRCC board members are now as follows:
 - Nick Wakeford – President
 - Debbie Beaton – Vice president (will also look after water testing)
 - Jeff Boulton – Secretary
 - Kerri Dayton – Treasurer
 - Donna Hoffman
 - Blaine Balaberda
 - Louis Duff

Adjournment:

- Motion to adjourn meeting: Jim Smith
- Seconded: Paulette Wakeford