

Minutes of General Meeting Aspen Cliff Estates Home Owner Association

Held: Thursday, September 3rd 2015

Place: McClure Residence, 20 Aspen Cliff Close, SW

Attendance by: John McClure

Leah Berday

Donna Gaylord

Pummy Bhogal

1. INTRODUCTION TO THE MEETING

The HOA President, John McClure called the meeting to order at 7:45pm. The agenda of the meeting was layed out as the following to be discussed: Fencing in the area, the Restrictive Covenant, Mailbox Vandalism in the area, the undergoing Transportation Study, Communication with Residents, Annual General Meeting timeline, Side entrance landscaping, Pathway and Financials.

2. FENCING ISSUE

There have been emails from homeowners in the area concerned with a new fence that has been recently put up in Aspen Cliff Estates. John has met with the owner of the home to discuss. The homeowner was unaware of the restrictive covenant in the area. This was supplied by John on his meeting with the homeowner as well as a verbal request to conform to the area's standards. John is to follow up with the homeowner this week with a written notice. The homeowner is to be in touch with the HOA shortly after with a resolution.

3. RESTRICTIVE COVENANT EXPIRATION

John spoke with legal council on September 2, 2015 regarding expiration of ACE's Restrictive Covenant. It was determined that there are 2 guidelines- One that applies to fences and walls in the area which does not expire and one that applies to homes and their design which will expire but can be extended. It was also determined that ACE community association have it's own lawyer. John knows of a good candidate.

4. LOCAL MAILBOXES

There have been a few incidents of the mailboxes in ACE being knocked over. Donna has spoke with Canada Post twice. The Police have been called by residents and members of the HOA as well. It is determined to be a prank as other mailboxes in Aspen have had the same done to them with no lost or stolen mail. It has not happened again for the past 3 weeks. The HOA is continuing to monitor.

5. TRANSPORTATION STUDY FOLLOW-UP

A transportation study was initiated by previous HOA members. Leah has called to follow up and is waiting for a call back. This is to be further discussed at the next AGM. John is to call Webber Academy to remind traffic entering and exiting the school parking lot to yield to the traffic exiting ACE.

6. COMMUNICATING FOR AGM

Leah is to create a brief summary of HOA efforts for this term in a letter format. This letter will also state the date of the next AGM. This letter is to be hand delivered to each resident of ACE. The next AGM is planned for on or around October 7, 2015.

7. LANDSCAPING

Yardworx is weeding the side entry every 2 weeks and is doing a great job. There have been no written complaints. Donna has sourced some beautiful planters through Burnco. This will be discussed further.

8. PATHWAY

The pathway need some work. The city has come in with a small grader to fix some of it but it still requires some work. Donna is to contact the city to provide further clean up and add more rock.

9. ANNUAL RETURN

The annual return has been filed with the Province. The financials are ready for the AGM.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 9pm.