



**WOOD STREAM OWNERS ASSOCIATION
(WSOA)
MINUTES**

Meeting Date: Wednesday, April 27, 2011

Start Time: 7:02 p.m.

BOARD OF DIRECTORS IN ATTENDANCE:

Marie Klobucar, Rick Santaromita-Villa, Tony Kouri, Larry Deschamps, Steve Hlohinec

GENERAL ATTENDEES:

Aaron Cohen, Johanne Bourduas, Germain Gandolfini, Kim Conway, Sheila Santaromita, Rosanna Stacey, Steven Ecklund, Natalie Peters, Brent Travis, Kathy Travis, Ivan Klobucar

OPENING REMARKS: President Marie Klobucar opened the meeting with a general welcome to all. Marie Klobucar then requested that everyone introduce themselves prior to officially signing the attendance sheet. This is common practice at all WSOA meetings.

APPROVAL OF PREVIOUS MEETING'S MINUTES: AGM: January 19,2011

Moved By: Brent Travis

Seconded By: Ivan Klobucar

APPROVAL OF MEETING AGENDA:

Moved By: Ivan Klobucar

Seconded By: Steve Hlohinec

COMMITTEE REPORTS

FINANCE (Tony Kouri)

Tony Kouri handed out 2 financial reports, the Statement of Operations for the period ending March 31, 2011 and the Statement of Financial Position as of March 31, 2011 to all in attendance. He reviewed our current status and indicated that the Association is in very good shape financially. It was noted that most of the Association's spending takes place during the 3rd and 4th quarters.

Tony also commended Aaron Cohen for his on-going efforts and follow-through with the lien process on outstanding dues owed the Association.

DEVELOPER LIAISON (P.Y.Bourduas)

Director, P.Y.Bourduas was unable to attend and information was presented on his behalf. His meeting with developer Dan Anderson was a good start to opening on-going dialogue about our community. The large Sunset Lakes sign at the entrance to Pebble Trail is supposed to be removed by spring/summer 2012. P.Y. and Dan intend to meet on an "as-needs" basis in addition to their proposed once a year meeting. Again, if you would like further information, P.Y. can be reached at: **Bour3248@hotmail.com**

P.Y. and Marty Wahlin did some further follow-up to the windmill situation. As there appears to be significant costs involved should repair be possible, they have decided to canvass the immediate neighbours to the pond to get a consensus on exactly how they feel they want the windmill issue resolved. This should take place in the near future.

Finally, lake water testing will take place over the summer just as in previous years. Information will be shared with residents as to the results.

POOL/REC. BUILDING (Steve Hlohinec)

Director, Steve Hlohinec had a great deal of information to share. By the time you receive these minutes, the pool should have been **professionally** cleaned. This involves emptying the pool, acid washing and refilling. A new salt water generator is to be installed as the previous one (under warranty) was defective. All necessary work and City inspections will be completed prior to the long weekend in May.

A poster has been sent out in an attempt to find a summer student willing to work at the pool complex this summer. A few submissions have been received and hiring should take place in the near future.

The actual building has also required some attention. The carpet replacement still has not been

resolved and requires that quotes be obtained. Soap and napkin dispensers in the washrooms will be replaced with “industrial” quality units. The fitness equipment issue has been addressed. One treadmill is now operational while the other awaits a special belt. It has been decided that **ALL** equipment will receive an annual maintenance check/service to ensure safe and proper functionality.

Steven Ecklund has requested more lounge chairs, and shading, around the pool area. The chair situation will be addressed immediately and Steven has volunteered to handle the purchasing on behalf of the Association. The shading situation will require further investigation. Steven also plans to purchase lock-up materials for the chairs which will be part of the summer student’s responsibilities at day’s end.

Finally, Greensboro Landscaping has submitted the most detailed /comprehensive maintenance package for our community green space needs. We have a great deal of land to cut and maintain. A decision to contract will be made in the near future.

DESIGN REVIEW (Rick McTiernan)

Rick was NOT able to attend tonight’s meeting. Should you need advice or require clarification about project approval in and around your home site, contact Rick McTiernan at: mctiernan0303@rogers.com.

GREEN SPACE

As this committee has no governing Director, it was represented by Johanne Bourduas; its past-Director. She indicated that a meeting had taken place where it was determined that a Director would not be available for the remaining part of this term. This situation will have to be resolved at our next AGM in January 2012. For the time being, one person has volunteered to spearhead one project each; as required. These projects primarily involve flower beds throughout our community. The Pebble Trail entrance project remains in limbo but there may be a possibility of work on the LEFT side of the entrance this summer. Further information will soon be available.

SOCIAL/WELCOMING

This committee’s representative, Sheila Santaromita has done a fabulous job in the absence of a Director. She has informed us that the annual **“WELCOME TO SUMMER BBQ”** will take place on Saturday, June 4, 2011 with a 12 noon start time. There will be food, drinks and prizes. Volunteers are still needed to help. Should you be able to give a few hours, contact Sheila at: ssantaromita@sympatico.ca A poster will be sent out to residents as the date approaches to confirm the details. Last year was very well attended and was a wonderful day!

BUSINESS ARISING FROM PREVIOUS MINUTES:

Thanks to Pamela Ecklund, our NEIGHBORHOOD WATCH program is up and running!! Due to the configuration of our community, block captains are not a necessity. Pamela, her husband Steven and resident P.Y. Bourduas will act as Captains. Steven Ecklund, presenting on Pamela's behalf, indicated that approximately 92%-95% have registered to participate. Our community policing officer, Cst. Nicole Gorham, has requested 4 signs to be erected in strategic locations in the community. They are the following intersections: Stagecoach/Pebble Trail, Stagecoach/Woodstream, Tintern/Suncrest, and, Suncrest/Woodstream. Cst. Gorham has also requested extra patrols in the area for the next few months in an attempt to deter the behaviours that occurred last summer during this time.

NEW BUSINESS

Aaron Cohen brought forward an interesting piece of information. It is his understanding that in the initial covenants for the community, purchasers of lots had to develop them within five (5) years of purchase. There are still quite a few undeveloped lots in the community, and coincidentally, undeveloped lots present the most difficulty when securing annual dues. As this may become a sensitive issue, Marie Klobucar has requested that P.Y. Bourduas, Liaison Director, raise the issue with developer Dan Anderson for clarification before pursuing.

Marie also indicated AGAIN that keys for the pool complex may only be obtained if annual dues HAVE BEEN PAID. You can email her at: cdnzbra@rogers.com if you wish further information. Remember it will cost you \$35 if you require a replacement for lost keys.

OTHER CONCERNS / ANNOUNCEMENTS / INQUIRIES:

As there are continuously **new homeowners joining** our community, please advise us of any new neighbours you may be aware of, or tell them to contact our WSOA President, Marie Klobucar either by phone (613) 299-2027 or via email at cdnzbra@rogers.com.

You may also let our new WSOA residents know that WSOA information is available on our website at www.sunsetlakes.ca .

NEXT MEETING: [Wednesday, September 14, 2011 \(7 p.m.\)](#)

ADJOURNMENT TIME: 8:03 p.m.

MOVED BY: Larry Deschamps

SECONDED BY: Rick Santaromita-Villa