



Three Brooks Homeowners Association

AGM – March 9, 2011

6:45 - 7:00 PM

In Attendance:

- See attached listing

Venue & Chair

AGM was held at Sir. John A. MacDonald High School, Room #1106 in Tantallon. The meeting convened at 7:05 PM and was called to order by Vern Aker.

Minutes of Last Meeting

Minutes of 2010 AGM were approved. Moved by Bill Swan and seconded by Dave Underhill.

Action Items

- Financial report was prepared by Sandra Ashby. All were in agreement that the private road dues, as well as the common dues, would NOT be increased for the upcoming year.
 - For the common dues, it was moved by Steve Belding and seconded by Bill Swan.
 - For the private roads, it was moved by Dave Underhill and seconded by Bill Swan.
- Road report given by Bob Ashby. Upcoming projects are as follows;
 - Ditching
 - Gravel
 - Culvert to be installed across Three Brooks Drive at White Pine Ridge
 - Bob to obtain three quotes in regards repairing the three bridges. Dave Bryson to share 50% of the cost.

- A motion was put forth by John Hoyt for approval of the bridge repair NOT to exceed surplus in account. Motion was seconded by Graham Molloy.
- Traffic Control: a motion was put forth by Dan Harrison for a 3-way STOP to be installed at the corner of White Pine Ridge, Three Brooks Drive & Oak Ridge Way. The motion was seconded by Paul O'Keefe.
- There were a couple complains regarding the sanding during the winter months. Bob Ashby to speak to Mike Boyde.
- Bob Ashby to find out the cost involved to install an additional guardrail at the bridge on Three Brooks Drive.
- Website to be updated on a regular basis by Dan Harrison.
- Trail Upkeep. There were a couple of concerns pertaining to the brush cutting; procedures were explained, and Wayne McNutt advised that he would remove the downed trees along the trail in the spring.

New Business

- The existing Executive Committee of Three Brooks all reoffered for the upcoming year.
- Bill Swan did a presentation about Green Energy & Wind Energy. Further meetings to be held, and if anyone is interested in the co-op, email Bill for further details.
- Dave Bryson discussed his bare land condos – Three Brooks Village Development. He is in the development agreement stage and is looking for volunteers to get involved with his project. A left-turning lane will be built on the #3 highway (across from Ricardo's store) coming in to the development.
- Meeting was adjourned at 8:45 PM – this was moved by Vern Aker and seconded by Bob Ashby.

