

**Turtle Cove AGM minutes
August 4, 2024**

Attendance:

#123 - Len and Anne Snyder

#121 - Ken Lypka

#115 - Glennys and Steve Uzelman

#113 - Dave and Joann Pettigrew

#111 - Mike and Erin Peuch

#109 - Keith, Jim and Marissa Hansen

#103 - Trent Hoff

#101 - Norm and Danny Churn

Guests:

Ken Hergott - RM Councilor

David and Tracy Dmytriw - homeowners in new adjacent subdivision

Keith called meeting to order at 10:10am

Attendees introduced themselves

Last years minutes were moved by Glennys, seconded by Ken Lypka

Dave presented the financial report - approval of report was moved by Norm, seconded by Keith

New Development Report / Discussion:

- We need to come to an agreement whether to add the new lots to our community. Currently only three lots have sold. Tracey confirmed they were told that until all the lots have been sold, they will remain on their own and are considered acreages.
- Agreed that we need to gain more information about organized vs unorganized hamlets. Marissa has volunteered to look into the numbers required to be considered an organized hamlet. The benefit of doing this would be to increase the amount of tax we'd get back from the RM. (40% versus 25%)

New Business:

- **RM report:** Keith explained the meeting between various beach communities and the pressure they are applying to the RM to increase the amount of tax received from RM.
 - Ken Hergott gave us an update on where the RM spends our tax money. This is currently mostly on roads and reported on the various roadway projects on the go - the main one being the paving of highway 795 & 796. He also encouraged more of us to attend the meetings
 - Ken informed us that the tax base in the RM is approximately 1/3 agriculture, 1/3 oil and gas and 1/3 lake properties. As a lake resident himself, he is trying to get more of the tax dollar back to the lake.
 - The RM also hires Special Constables to police the lake area and reminds us to call them if there are any issues.
- **Road report:** Dave met with Mitchell's and they attempted to repair our road near the garbage dump but we agree it still needs work. It was suggested that we drive on it often to help pack it down.

- **Garbage:** Anne brought up concerns that others are using our bin and that it has been too full. Those who are here all the time confirmed it has only been full before we switched back to biweekly pick up. Mike will contact Wyra and ask them to start bi-weekly a bit sooner in the year and he will also ask them if they have a sign for no construction garbage that can be put on the bin.
- **Grass cutting:** Glennys brought up a concern that Paul Hamm may not be doing as good of a job as he should, especially on the area as you drive in. Dave agreed to meet with Paul and provide some guidance as to what our expectations are. UPDATE: Dave met with Paul and expressed our concerns. He said our mower is not equipped to deal with the rocks and roots that are now on the entrance portion of the road. He brought a larger mower and went over this area and it now looks better. He will plan to do this again next year.
- **Cabin Rentals:** Steve brought up the topic of AirBnB or other short term rentals. He felt as a group we should decide where we stand on this. Ken H. informed us this needs to be a bylaw brought in by the RM and is currently being discussed. As a group we felt that we would like it to be on record that we are against short-term rentals. Dave moved and Ken Lypka seconded the motion, all in attendance in favor.
- **Noxious Weeds:** Danny brought up that there are some noxious weeds growing in the ditches of the new development. Ken H. recommended he call the RM to have these removed.
- **Fire prevention:** A few attendees brought up concerns about our risk for forest fires. Ken H. reported that the RM is looking into the Fire Smart Program but if we followed it we would lose all of our trees as they are considered fire hazards. Tracey related how they were involved in this program where they lived previously and were told all trees 10 meters from homes needed to be cut down. No one at the meetings wants this so we agreed we need to each do what we can to keep our lots as clean as possible. There is nothing we can do to force the Hnatyshyns to clean up the area between us and the main road but it was agreed we would all stop dumping our tree cuttings, old firewood, and similar items in that area to help reduce the risk.

Election of Directors

- Dave agreed to stay on the remaining year of his term.
- Mike agreed to stay on the remaining two years of his term.
- Keith's term is up and he has decided to leave the council.
- Shane Schneider, who unfortunately was unable to attend, has volunteered to take on a three year term on council.
- Joann motioned for the election of council, Glennys seconded, all in attendance in favor.

Ken Lypka thanked Keith for all of his years of service to the community, Keith thanked everyone for being such an easy to work with group and encouraged others to get involved.

Keith adjourned the meeting at 11:30am