

## **Granite Hills Estates Home Owners Association**

Directors Report

July 24th, 2016

Dear Fellow Home Owners

This past year has continued to be challenging for the association board, just when things appear to be progressing new obstacles appear to have been put in the way of progress. Here is where we appear to stand on the 3 main issues facing the association.

### **#1 Boat launch and docking facilities.**

Earlier this year it appeared that all approvals were about to be granted for the construction of the boat launch and docking facility. We were fully expecting that construction was to begin as of June 15th. As you can see work has still not commenced on this project. The latest delay is the result of a transfer of ownership between Crown Lands and Manitoba Hydro for the piece of land in question. As a result the permit in process at Crown Lands now needs to be processed by Manitoba Hydro. Unfortunately there is no definitive timeline for this to take place.

### **#2 Potable Water.**

Following our last special meeting, a request was made of the Developer to provide a plan for providing Potable Water for our development by July 1st. No response was received from the Developer. Subsequent to the meeting the Developer made further application to the RM to have its development bond reduced. I attended this meeting at the RM, and subsequently purchased a copy of the video of the meeting, so that anyone interested can view exactly what was said by the Developer. In essence the Developer is claiming that they have completed everything required regarding the Potable Water system. The RM is seeking a legal opinion from their lawyer to determine the status from the RM prospective. Our board also provided a significant documentation package to the RM council lawyer, to ensure that the full understanding of the situation was provided. The status of this is still outstanding at the council level.

Last week we also had a joint board meeting, and this topic was raised once again. The Developer restated their position that they feel they have provided all that is required in this regard. They have however suggested that they may contribute, land and buildings to facilitate such a water treatment facility. The Developer is considering what their interests are in contributing to this facility, as they also have an ongoing cost for hauling Potable Water.

To be clear the board's position continues to be that Potable Water is what was promised to home owners.

### **#3 Beach/Water access.**

The beach committee has been actively investigating options for a location for beach/water access. I'm pleased to report that we have found a location which is not ideal, however is acceptable to the Developer and should serve the needs of our community. I will leave the full report of this to the Beach committee.

New development and compliance with construction/development standards. As most of you will have noticed we have two new properties under construction. I would like to congratulate and welcome the new owners. When completed this will bring the total number of homes in compliance to development standards to 37. Currently we have 2 properties in our community that are non-compliant with RM standards, and one that is non-compliant with our development standards.

In the past year the RM has targeted property owners living in trailers. Next year they plan to address the issue of property owners living in garage like structures, which should deal with our two major issues. The 3rd issue in our development, I would say is a minor issue, as a garage has been constructed on a property, but a home has yet to be built. In this situation the property owner is not using the garage or the property, but is keeping the property clean, so I do not see that any immediate action is required.

Thank you

Ray Senez

President  
Granite Hills Estates Home Owners Association