

BUFFALO SANDS

AGM

MAY 16, 2026

Board Members: Rosemary Ward (President), Mark Enright (Treasurer), Marla Moncrieff (Secretary), Mark Manning (Social Committee), Peter Ward,

Meeting came to order at 2:57 p.m.

1. Review/Approve Agenda – Rosemary
 - Vote taken – all approved.
2. Approve AGM 2025 minutes – Rosemary
 - These were unfortunately not sent out so unable to have approved.
3. County of Stettler #6 – Justin Stevens
 - Lake levels and pumping
 - An engineering firm has been hired to proceed,
 - Electrical upgrades are needed,
 - Full pumping to begin in 2028,
 - No guaranteed levels will rise; this could be years away.
 - Lake Access
 - White Sands is closed for the year due to low lake levels.
 - Rochan Sands – open but not advisable for bigger boats.
 - Bolan marina is open but very shallow.
 - Just because you can get it in, in the spring, don't rely on getting it out later in the year.
 - Wells
 - The County is lobbying for water lines, but it would be +\$1M>, it would need grant money.
 - Subdivisions or not eligible must be a Village or Hamlet. This will need approval from municipal affairs to be a Hamlet.
 - The next step for now is for the County to apply to drill a new well and needs approval from Alberta Environment. There will be no increase in water costs for this well. Justin noted that the new well would only last 3-5 years.
 - Justin believes there will eventually be a wastewater system in place but could be decades away.
 - Fire Department
 - They are very busy right now with grassfires etc.
 - We are under a fire restriction; this is not a ban as of right now.
 - Ambulance
 - Good news is that Stettler is to keep its ambulance association. No outside funding will be required for the services to remain in place
 - Sewers
 - Trucking for the waste removal was put out for tender. Only one company bid. Although the cost is high it was said that the County is subsidizing 30% of the cost.

- Eventually there will be a wastewater treatment center in place with all lake areas tied in. Again, this is very far down the road
- Roads
 - There is no funding available to pave the Ol' MacDonald's Road.
 - Community advised that the grading of the gravel roads is bad and hard to drive on. Justin advised these roads will be graded every 10 days, double what they used to be.
- Deadfall on the MR
 - It was questioned if we can remove deadfall in the MR area as people were concerned about it being a fire hazard. This area is ruled by Alberta Environment, so the answer is basically no, but also use common sense. You can pick up some, but no cutting is allowed.
 - The Rec Lease will allow some modest cleanup, will find out what we can do once the lease is in place.
- 4. REC Lease Update – Rosemary
 - Will be in place for 25 years.
 - We are still waiting for one more signature.
 - Advised that we have been moved to the top of the list.
- 5. Community Enhancements
 - Entrance Area – garbage/compost/recycle bins, parking spaces & pond – Rosemary/Mark M
 - Compost Bin -The hill beside the garbage cans is owned by the County. They have advised that they will grade down some of this hill to move the compost bin so as not to obscure our entrance sign.
 - Pond – There were lots of mice and fox tail grass, this area was cut.
 - We want to level off the pond and clean it up. This will be done in the fall. Will leave a 14' natural area.
- 6. Financial – Mark Enright – Year End
 - 4 people have not paid & interest charges will be applied. They will not be able to vote.
 - Discuss bank balances, budget and financial.
 - We need to tighten allocation of the budget, so we don't have to raise our fees. A motion was made to put some of the funds into an interest-bearing account: This motion was passed.
- 7. Community Upgrades and Capital Projects
 - Community event space development.
 - Popcorn machine, hot dog machine, trees, picnic tables.
 - The community building and area are available for use by the public.
 - Purchasing picnic tables that are 8 feet and are commercial grade, will last 25 years. These are very heavy, so they won't be stolen. Cost for 3 is \$7k (includes delivery from Kansas)
 - A motion was made and passed by all for the purchase of the picnic table, popcorn machine, hot dog machine and trees; motion passed, all in favor.
- 8. South Shore Updates – Peter Ward (South Shore Rep)
 - This was all covered by Justin Stevens.
- 9. Dock Committee – Peter Ward
 - Everything must go out as per Alberta Environment, ones that are using their boats will go on the outside. When water levels rise all dock assignments will go back to normal.

- Peter thanked everyone for coming out today to put the docks in.
- Eventually we would like a shed that could house all the dock pieces.

10. Social Committee – Mark Manning

- There will be a thank you BBQ for all the volunteers on May 30.
- Cornhole tournament confirmed. Mark noted that he has booked a band from Calgary.
- There will be no fireworks this year as those that have taken the course need to be apprentices before they can receive their license (Mark M, Dina, and Delain)
- Bottles will be picked up every 2 weeks from a recycler in Stetter. Please continue to donate in the bin as this help fund the social activities. A notice will be put on the bin saying NO GARBAGE.

11. AGM Planning and BOD Nominations

- Wenda Dottridge has stepped down
- Scott Chubbs has stepped down
 - New BOD members are Michael Lobsinger Jr. and Wayne Ansell

12. Water Committee – Peter Ward

- Updates covered by Justin Stevens

13. New Business

- Website - Dina will be taking over our community website. Social activities will be listed as well as properties for sale. It will take a bit for her to first get familiar with the site.
- Community Fees – Mark E advised everyone that when you sign your property purchase with the lawyer the community fees are noted and that we can change interest on unpaid fees.
- We have a street sweeper in the shed, if needed please use it.
- If you are doing work in the community and want compensation you must have board approval first

14. Adjournment – meeting adjourned at 4:47 p.m.