

**Erin Ridge Active Adult Living Homeowners' Association**  
**Annual General Meeting Minutes**

Wednesday, October 6, 2021  
Heritage Room, St. Albert Inn  
#156 St. Albert Trail, St. Albert, Alberta

**1. Call to Order;**

The meeting was called to Order by the President, Peggy Corner (38 Enderby Crescent), at 7:00 p.m.

**2. Call the Roll and Certification of the Proxies;**

- a. MOTION by Ron Majeau (18 Enderby Crescent), seconded by Jim Henderson (44 Enderby Crescent), to waive the call of the roll and certification of the proxies. CARRIED
- b. The Chairperson Peggy Corner (38 Enderby Crescent) declared a quorum had been established, being there were more than five persons collectively entitled to vote present.
- c. There were 22 Members present and 15 represented by proxy.

**3. Proof of Notice of the General Meeting or Waiver of Notice;**

MOTION by Ray Rohr, (48 Enderby Crescent) seconded by Doug Demers (42 Enderby Crescent), to waive the reading of the notice as it was generally agreed sufficient notice was given. CARRIED

**4. Approval of the Agenda;**

MOTION by Deborah Jewell (50 Edward Way), seconded by Jim Henderson (44 Enderby Crescent), that the agenda be adopted as amended. CARRIED

**5. Adoption of Minutes of October 7, 2020**

MOTION by Andre Rouault (27 Edward Way), seconded by Ron Majeau (18 Enderby Crescent), that the minutes of October 7, 2020 Annual General Meeting be approved as presented. CARRIED

**6. Financial Reports;**

In the absence of the Treasurer, Jody Reekie, the President presented the May 31, 2021 Financial Statements.

MOTION by Doug Demers (42 Enderby Crescent), seconded by Ray Rohr (48 Enderby Crescent), that the May 31, 2021 Audited Financial Statements be approved as presented. CARRIED

**7. President's Report:**

The President, Peggy Corner (38 Enderby Crescent) presented the attached report.

**8. Business Arising;**

There was no business arising from the 2020 Annual General Meeting.

**9. New Business;**

**a. Resolution to Approve Screened Sunroom at 58 Enderby Crescent;**

The President explained that the Homeowner at 58 Enderby Crescent had submitted an application for approval to construct a screened sunroom, 10 feet by 16 feet, which is the size of the current deck. The Board had to deny the application because it did not meet the criteria contained in By-Law

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Article 4.3(h). That Article stipulates that a screened sunroom may not be larger than 10 feet from the building and 14 feet wide.

With the exception of approval from the City of St. Albert and the size issue, the application from 58 Enderby Crescent meets the Association's criteria for approval regarding materials, colour and design and includes letters of approval from the neighbours on both sides.

In a letter dated June 30, 2021, Mr. Nicklin appealed the Board's decision. According to the Appeal Procedure, the matter is being brought to the Annual General Meeting to be voted on.

Motion by Jim Henderson (44 Enderby Crescent), seconded by Florin Bergh (26 Enderby Crescent) that the Erin Ridge Active Adult Living Homeowners' Association approves the Application for Project Approval from 58 Enderby Crescent for the construction of a screened sunroom, the dimensions of which are 10 feet from the building and 16 feet wide, subject to the conditions attached to the approval. CARRIED

**10. Nomination and Election of the Board of Directors;**

It was noted that there were three vacancies on the Board. Clem Imgrund (2 Enderby Crescent), Chair of the Nominating Committee, nominated the following Members:

- Lynne Perry (6 Enderby Crescent),
- Doug Demers (42 Enderby Crescent),
- Peggy Corner (38 Enderby Crescent).

MOTION by Florin Bergh (26 Enderby Crescent), seconded by Andre Rouault (27 Edward Way), that nominations cease. CARRIED

The Chairperson declared the three Members elected and thanked them for agreeing to serve on the Board. They join Bob Gabourie (64 Enderby Crescent), Clem Imgrund (2 Enderby Crescent), and Irene Clark (48 Edward Way) who each have one more year in their term.

The President thanked Larry Bodnarchuk for the two-year term he served on the Board as Secretary.

**11. Next Meeting;**

The next Annual General Meeting will be held on October 5, 2022.

**12. Adjournment;**

There being no further business the meeting adjourned at 7:32 p.m.

Approved

President \_\_\_\_\_  
Peggy Corner

Secretary \_\_\_\_\_  
Lynne Perry

\_\_\_\_\_ Date

**2020-21 President's Report October 6, 2021**  
**Erin Ridge Active Adult Living Homeowners' Association**

Since our last AGM, we have welcomed four new Homeowners - Barbara Vertypora and Kimberly Hutchison at 21 Edward Way, Philomena and Peter Lloyd at 22 Enderby Crescent, Tom White at 20 Enderby Crescent, and Crimson and Chris Star at 3 Enderby Crescent.

We also welcomed Tammy Pope as our new Property Manager at KDM and we welcomed back Angela Paris as Tammy's Administrative Assistant.

As you heard in the Financial Report, our finances continue to be in good shape, and we do not anticipate an increase in the monthly fees.

We are in the second year of our three-year contract with Do-All Landscape Ltd. for summer maintenance and winter snow removal. Effective April 1, 2022, the annual fee will increase by 2%. We are also in the second year of a two-year contract with Branches Tree Care to provide arborist services.

The Fence Committee inspected the wooden fences as well as the wrought iron fence, reporting that no major repairs will be required in the near future. The Committee fastened some loose boards and painted the top and bottom boards of the wooden fence along the walkway. The Committee also recommended that shrub and tree branches be trimmed away from the wrought iron fence on the west side of the property. When requested, the City of St. Albert came and did the trimming, which meant that the budgeted expense was not incurred by the Association.

The Tree Committee supervised fall and spring inspections by Branches Tree Care. Work done for Homeowners by Branches included pruning and removal of trees and shrubs, identification of tree diseases and pest infestations, and providing recommendations for hardier replacement trees.

The Newsletter Committee used their creative talents to produce four interesting and informative editions last year.

The Board appreciates the time and effort given by these volunteers who serve on the three Committees that the Board has established - the Fence Committee – Florin Bergh and Daryl D'Amico, the Tree Committee - Ray Rohr and Daryl D'Amico, and the Newsletter Committee – Myrna Howell, Bev Miller, Lynne Perry and Deborah Jewell.

There are other people who also volunteer their time and energy to make our development a nicer place to live. The Board recognizes and thanks Mike Slecza and Irene Clark for maintaining the Little Library. Lynn Murk, Myrna Howell and Claudette and Clem Imgrund for maintaining the flower beds by the entrance signs and north mailbox. Burtine Kendall and Lynne Perry for organizing the Ladies Lunches.

Larry Bodnarchuk has decided not to let his name stand for re-election to the Board. Larry served as Secretary during his two-year term. We thank him for his service and he will be missed on the Board.

I thank the current Board members for their continued commitment and thoughtful input in conducting Board business.

On behalf of the Board  
Peggy Corner  
President