

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

Wednesday, October 11, 2017  
Heritage Room, St. Albert Inn  
#156 St. Albert Trail, St. Albert, AB

**1. Call to Order;**

The meeting was called to Order by the President, Ray Rohr (48 Enderby Cres.), at 7.02 p.m.

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

- a. MOTION by Andre Rouault (27 Edward Way), seconded by Linda Thiesen (29 Edward Way), to waive the call of the roll and certification of the proxies. CARRIED
- a. The Chairperson Ray Rohr (48 Enderby Cres) declared a quorum had been established, being there were more than five persons collectively entitled to vote present.
- b. There were 40 Members present or represented by proxy.

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

MOTION by Myrna Howell (66 Enderby Cres), seconded by Mike Slecza (48 Edward Way), to waive the reading of the notice as it was generally agreed sufficient notice was given. CARRIED

**4. Approval of the Agenda;**

MOTION by Lorne Howell (66 Enderby Cres), seconded by Beatrice Berg (26 Enderby Cres), that the agenda be adopted as amended. CARRIED

**5. Adoption of Minutes of October 12<sup>th</sup>, 2016**

MOTION by Ron Majeau (18 Enderby Cres) seconded by Ray Rouault (17 Enderby Cres), that the minutes of October 12<sup>th</sup>, 2016 Annual General Meeting be approved as presented. CARRIED

**6. Financial Reports;**

Treasurer Lorne Howell (66 Enderby Cres) presented the May 31st, 2017 Financial Statements.

MOTION BY Lorne Howell (66 Enderby Cres), seconded by Mary Smith (46 Edward Way), that the May 31st, 2017 Audited Financial Statements be approved as presented. CARRIED

**7. 2016-2017 Budget;**

President Ray Rohr (48 Enderby Cres), reviewed the 2017-18 Budget. At this time it appears that no increase in fees for the upcoming year will be necessary. \$5,000 was borrowed from the Reserve Fund to paint the fence, but it has since been repaid.

The Fence Committee members, Florin Bergh (26 Enderby Cres.) and Daryl D'Amico (28 Enderby Cres) were thanked and congratulated for the work they did in managing the Fence Painting project.

**8. President's Report:**

As attached.

Jean DeChamplain (24 Enderby) expressed concern that snow from the driveways had been pushed onto the roads and that there had been ice build-up on the sidewalks and roads last winter. Ray Rohr and Lorne Howell explained that this issue had been addressed in the new grounds maintenance contract with Do All Landscaping, and if there are problems noted this winter KDM Management should be advised.

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**9. Business Arising;**

There was no business arising.

**10. New Business;**

**a. Tree Committee Report:**

Ray Rohr presented the Tree Committee Report which had been included in the AGM package. It was moved by Florin Bergh (26 Enderby Cres), seconded by (Jim Henderson (44 Enderby Cres) that Option 3 as stated in the Report, and the associated recommendations, be adopted.

An amendment to set aside the Report until further information is available was moved by Jean DeChamplain (24 Enderby). There being no seconder the amendment was abandoned and the original motion was CARRIED.

**b. Special Resolution:**

The Special Resolution to permit the erection of a Little Free Library was discussed. It was Moved by Jeanine Cloutier (3 Enderby Cres), seconded by Mary Smith (46 Edward Way) that project be approved. DEFEATED as there was one Member opposed

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

It was noted that there were three vacancies on the Board. Paul Boutin (58 Enderby Cres), Chair of the Nominating Committee, nominated the following Members:

- Peggy Corner (38 Enderby Cres),
- Ray Rohr (48 Enderby Cres), and
- Jim Terry (39 Edward Way)

MOTION by Ray Rouault (17 Enderby Cres), seconded by Florin Bergh (26 Enderby Cres), that nominations cease. CARRIED

The Chairperson declared the three Members elected and thanks them for agreeing to serve on the Board. They join Lorne Howell (66 Enderby Cres), Ron Ponich (50 Enderby Cres), Paul Boutin (58 Enderby Cres) and Bob Gabourie (64 Enderby Cres.) who each have one more year in their term.

The Chairperson thanked Lyn Murk for her service on the Board.

**12. Next Meeting;**

The next Annual General Meeting will be held on October 10, 2018.

**13. Adjournment;**

There being no further business the meeting adjourned at 8:45 p.m.

Minutes transcribed and prepared by KDM Management Inc.

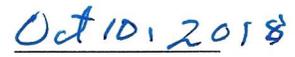
Approved

President

  
\_\_\_\_\_  
Ray Rohr

Secretary

  
\_\_\_\_\_  
for Jim Terry

  
\_\_\_\_\_  
date

**2016-17 Presidents Report**  
**Erin Ridge Active Adult Living Homeowners Association**

October 11, 2017

The past year has been stable from a management perspective. Kelly Cruthers has continued to be our property manager although Tammy Brown has recently been appointed as her assistant.

Several properties have changed hands during the past year. Homeowners Kay Mokford, Sharon Hamilton and Loretta St. Arnaud sold. We welcome Gerald and Kathy Friesen, Jody Reekie and Bev Miller who purchased those properties.

Over the summer we had the perimeter wood fence painted. The fence now is in very good condition and with regular maintenance should last for many years. Thanks to the Fence Committee members Daryl D'Amico and Florin Bergh for your extraordinary efforts in managing the two fence projects, your work is much appreciated.

You all received a copy of the Tree Committee Report in the AGM package. That was a considerable amount of work which we will discuss in detail later. However, at this time I would like to thank Paul Boutin, Peggy Corner, Daryl D'Amico, Lin L'Heureux and Ron Ponich for their work on the project.

We recently were able to negotiate renewal of the ground maintenance contract with Do All Landscape Ltd. for a two year term at no increase in costs. As that is our largest budget item, our budget for 2018-19 should not see a significant increase.

One other issue we dealt with was the potential impact of the January 6, 2017 Court of Queen's Bench decision which resulted in "age" being added as a prohibited ground of discrimination in Sections 4 and 5 of the Alberta Human Rights Act. The Province was given one year to create exemptions to address the unintended consequences of this decision. Your Board has been working with Seniors United Now and our MLA, Marie Renaud, to protect the "Adult Only" provision in the Restrictive Covenant on each of our properties.

The terms of Jim Terry, Lyn Murk and myself expire this year, so we will need to elect three Board members this evening.

I would like to thank the Board members for their commitment and support this past year and of course the committee that produce the newsletter.

On behalf of the Board

Ray Rohr  
President