

Erin Ridge Active Adult Living Homeowners Association
Annual General Meeting Minutes

Wednesday, October 12, 2016
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 7.00 p.m.

2. Call the Roll and Certification of the Proxies;

- a. MOTION by Andre Rouault (27 Edward Way), Seconded by Mary Smith (46 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 present has been established, being there were more than five persons collectively entitled to vote present.
- b. There were 47 Members present or represented by proxy.

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

MOTION by Linda Thiesen (29 Edward Way), Seconded by Florin Bergh (26 Enderby Cres.), to waive the reading of the notice as it was generally agreed sufficient notice was given. CARRIED

4. Approval of the Agenda;

MOTION by Sharon Hamilton (20 Enderby Cres.), Seconded by Jeanine Cloutier (3 Enderby Cres.), to approve the agenda as presented. CARRIED

5. Adoption of Minutes of October 14th, 2015

MOTION by Evelyn Grant (14 Enderby Cres.), Seconded by Bryan Liden (41 Edward Way), to approve the minutes of October 14th, 2015 Annual General Meeting as presented. CARRIED

6. Financial Reports;

Vice President Lorne Howell (66 Enderby Cres.) presented the May 31st, 2016 Financial Statements.

MOTION BY Bryan Liden (41 Edward Way), Seconded by Daryl D'Amico (28 Enderby Cres.), to approve the May 31st, 2016 Audited Financial Statements as presented. CARRIED

7. 2016-2017 Budget;

President Ray Rohr (48 Enderby Cres.), reviewed the 2016-17 Budget. At this time it appears that no increase in fees for the upcoming year will be necessary. The Fence Repair project was completed and the cost was approximately \$6,400.00. The Association was able to recover approximately \$1,500.00 from the adjoining neighbours leaving a net expenditure of approximately \$5,000 which was paid out of the reserve fund.

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

8. President's Report:

As attached.

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9. Business Arising;

There was no business arising.

10. New Business;

- a. Do-All Landscaping – A question from the floor regarding the smaller crew and noisier machinery being used by Do-all this year. Lorne Howell (66 Enderby Cres.), addressed these concerns. The general consensus is that Do-All does an excellent job and their work methods are acceptable.
- b. Email notifications – A question from the floor regarding the possibility of making greater use of email for communications and distribution of notifications. It was agreed that e-mail addresses would be solicited in the next Newsletter and that Kelly Cruthers would establish an electronic distribution that will be used to the extent practicable.

11. Nomination and Election of the Board of Directors;

There are currently four vacancies on the Board. The nominating committee put forward the following names for election to the Board:

Lorne Howell (66 Enderby Cres.)

Ron Ponich (50 Enderby Cres.)

Paul Boutin (58 Enderby Cres.)

Bob Gabourie (64 Enderby Cres.)

MOTION by Andre Rouault (27 Edward Way), Seconded by Jim Terry (39 Edward Way), nominations cease. CARRIED

The Chairperson declared the four Members elected and thanks them for agreeing to serve on the Board.

They join Lyn Murk (44 Edward Way), Ray Rohr (48 Enderby Cres.) and Jim Terry (39 Edward Way) who each have one more year in their term.

12. Next Meeting;

The next Annual General Meeting will be held on October 11, 2017.

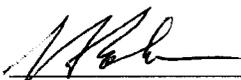
13. Adjournment;

MOTION by Jim Terry (39 Edward Way), Seconded by Bryan Liden (41 Edward Way), the meeting be adjourned at 7.42 p.m. CARRIED

Minutes transcribed and prepared by KDM Management Inc.

Approved

President

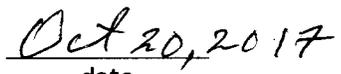


Ray Rohr

Secretary



Jim Terry



date

2015-16 Presidents Report

Erin Ridge Active Adult Living Homeowners Association

October 2016

The past year has seen some significant changes in the Association. In February 2016 Bill Kerr our longstanding Property Manager, passed away. After a period of consideration Bill's family decided to close down Condominium Consultants Canada Inc. Your Board of Directors then embarked on a selection process for a new property management company and ultimately selected KDM Management Inc. who commenced property management duties on May 1, 2016. That created some work for all of us including our second change of banks in the past year. The Board would like to thank all of the Homeowners for their cooperation during the transition.

Several properties have changed hands during the past year. Homeowners Ken and Dorothy Wilson and Elaine Tully sold and Annette Mrazek passed away. We welcome Alex & Cindy Morrison, Heather McElroy and Bob & Henriette Gabourie who purchased those properties. We also would like to note the passing of Lawrence Montgomery, Bill Opitz and Gord Smith. Our condolences go out to their families.

In February we signed a two year contract with Do-All for grounds maintenance and snow removal. We were able to reach agreement with DO-All with only a minor cost increase. Over the summer the Fence Committee undertook a comprehensive review of the condition of the north and south boundary wood fences. This review led to a maintenance project to replace deteriorated boards which we trust will increase the longevity of the fence. We also installed a cap on the walkway fence. This is a test section to see if capping of the fence will reduce the deterioration of the top boards that we have been experiencing. Thanks Daryl D'Amico and Florin Bergh for your extraordinary efforts in managing this project,

Two Board members resigned during the past year. Elaine Tully moved away and Loretta St. Arnaud resigned due to a health issue. The Board appointed Paul Boutin to fill Elaine's term which expires this year and decided to leave Loretta's open until the AGM. The terms of Lorne Howell and Ron Ponich also expire this year, so we will need to elect four 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. I would be remiss if I failed to mention the entrance sign gardens and how lovely the flowers were this year, Thanks Lyn and Myrna.

On behalf of the Board

Ray Rohr
President