

Erin Ridge Active Adult Living Homeowners Association

Annual General Meeting Minutes

Wednesday, October 14, 2015
St. Albert Inn, Ridgewood Room
#156 St. Albert Trail, St. Albert, AB

1. Call to Order;

The meeting was called to Order by the President, Lorne Howell (66 Enderby Cres) at 7:00 p.m.

2. Call the Roll and Certification of the Proxies;

- a. MOTION by Ray Rohr, SECONDED BY Ron Ponich (50 Enderby Cres.) to waive the call of the roll and certification of the proxies.

CARRIED.

- b. The Chairperson, Lorne Howell (66 Enderby Cres) declared that a quorum present has been established, being there were more than five persons collectively entitled to vote were present.

- c. The attendance was 36 members present and 12 members represented by Proxy.

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

MOTION by Mike Slecza (48 Edward Way) seconded by Bryan Liden (41 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 Jim Henderson (44 Enderby Cres) seconded by Irene Clarke (48 Edward Way) to approve the agenda as presented.

CARRIED.

5. Adoption of the Minutes;

MOTION by Ray Rouault (17 Enderby Cres) seconded by Mike Slecza (48 Edward Way) to approve the minutes of the October 15, 2014 Annual General Meeting as amended.

CARRIED.

Amendment:

Item 9)d) should be amended to read "... to increase the monthly Homeowners' Association fees to \$130.00 per month effective June 1, 2015."

6. Financial Reports;

Adoption of the May 31st, 2015 Financial Statements;

MOTION by Jim Henderson seconded by Andre Rouault (27 Edward Way) to approve the May 31st, 2015 Audited Financial Statements as presented.

CARRIED.

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7. Report of Officers;

Lorne Howell (66 Enderby Cres) presented the Presidents Report. A copy is attached.

8. Business Arising;

There was no business arising.

9. New Business;

- a. Special Resolution to Amend Association By-Laws;
Ray Rohr (48 Enderby Cres) presented the proposed By-Law amendment which had been circulated as a Special Resolution.
MOTION by Ray Rohr (48 Enderby Cres) Seconded by Irene Clarke (48 Edward Way) that the amendment be adopted as presented.
CARRIED.
- b. It was suggested by Daryl D'Amico (28 Enderby Cres) that the Association and Board minutes be posted on the Association web site.
- c. Daryl D'Amico (28 Enderby Cres) asked when the grass that had been damaged by ice melt in 2014 was going to be repaired. Bill Kerr (CCI) responded that Do All would scarify, seed and top dress the affected areas this autumn of early next spring.

10. Nomination and Election of the Board of Directors;

- a. Lorne Howell (66 Enderby Cres) thanked Larry Rodewolt (11 Enderby Cres) for his six years' Board service and Warren Wrigglesworth (34 Enderby Cres) for his one year's service.
- b. In the absence of the Chair of the Nominating Committee, Larry Rodewolt (11 Enderby Cres) Lorne Howell (66 Enderby Cres) presented is report. The following members were nominated by the Nominating Committee to the Board of Directors for a two year period:

Margaret Murk (44 Edward Way),
Loretta St. Arnaud (36 Enderby Cres).
Jim Terry (39 Edward Way), and
Ray Rohr (48 Enderby Cres).

MOTION by Andre Rouault (27 Edward Way) seconded by Bryan Liden (41 Edward Way) that nominations cease.

CARRIED.

The President declared the above slate of nominees elected.

He also noted that the following directors have one year remaining in their term:

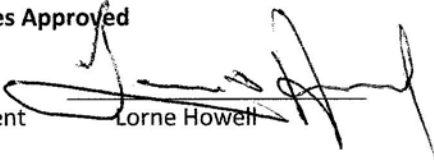
Lorne Howell,
Ronald Ponich, and
Elaine Tully.

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11. Adjournment;

There being no further business, the President, Lorne Howell (66 Enderby Cres) thanked everyone for attending and declared the meeting adjourned at 8:00 p.m.

Minutes Approved

President  Lorne Howell

Secretary  Ray Rohr

Oct 12, 2016
date

Appendix A – President’s Report

2014-15 Presidents Report
Erin Ridge Active Adult Living Homeowners Association
October 2015

The past year has flown by for most of us and here we are reflecting on what we have accomplished. As your Association President I have to tell you that we had a much quieter year than 2013-2014. While there was much less activity going on in the neighborhood we did achieve a lot behind the scenes.

Our first major project was to review the Associations by laws. There have been a number of needs for home owners that have lead us to believe that we needed to propose an amendment. You have all received a copy of our proposal and Ray Rohr will be addressing those changes in detail with you.

Secondly, at the recommendation of our manager we decided to switch Banking Institutions from HSBC to Alberta Treasury Bank. You have all provided us with new authorization forms and the transfer has taken place. We are in the final throws of completing the transfer of accounts to ATB.

On the topic of Finance we had a change of Auditor this year. By mutual consent. Lawrence Montgomery chose not to accept the appointment as auditor for this year’s Financial Statements. We thank Lawrence for his past service of many years with the Association. We were very fortunate to find another resident willing to take on the role. Peggy Corner has agreed to be this year’s auditor and has enlisted the help of her financial advisor Bryan Liden. This provided a very good team and the results of the Audit were excellent. While there were no serious problems they were able to advise the Board of several changes to our procedures that would help us. Thank you to Peggy for accepting this role.

Other than that our life was routine. Several Deck repairs were approved and two additional screen rooms were approved. Shingles were much less of a problem this year. There was one additional shingle added to our preapproved list and several other homeowners had their roofs re shingled.

This year we say good-bye to Larry Rodewolt as he completes his third term on the Board. I will particularly miss Larry. He has been Vice-president the past two terms both of which I have been president. Larry has been a great help to me with his quiet voice and thoughtfulness are truly an asset and his knowledge of our community was of great help to keep me focused in the right direction. Good luck Larry you will be missed by the Board.

Also scheduled to leave the Board this term are Lyn Murk and Ray Rohr but I they are contemplating running again. Larry Rodewolt our elections officer will have more to say on that.

I regret to have to report that Warren Wrigglesworth has been forced to tender his resignation for medical reasons. We thank Warren for his service this past year and wish him luck as he battles his illness. Our prayers are with you Warren.

We also welcomed several new residents to our community. Ken Kachulak has left us and Paul and Joanne Boutin have taken his spot. Gary and Joan Gibeault have joined us at 40 Edward Way. The new owners of 42 Enderby, The Carters, have elected to rent their unit

I have rambled enough. I am sure I have missed many things. I would like to thank the Board members for their commitment and support this past year and of course the ladies that produce the newsletter. I would be remiss if I failed to mention the entrance signs and how lovely the flowers were this year, Thanks Lyn and Myrna.

On behalf of the Board

Lorne Howell
President