

**Erin Ridge Active Adult Living Homeowners' Association**  
**Annual General Meeting Minutes**  
Wednesday, October 10, 2018  
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, Ray Rohr (48 Enderby Crescent), at 7:00 p.m.

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

- a. MOTION by Mary Smith (46 Edward Way), seconded by Irene Clark (48 Edward Way), to waive the call of the roll and certification of the proxies. CARRIED
- b. The Chairperson Ray Rohr (48 Enderby Crescent) declared a quorum had been established, being there were more than five persons collectively entitled to vote present.
- c. There were 39 Members present or represented by proxy.

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

MOTION by Ray Rouault (17 Enderby Crescent), 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 Claudette Imgrund (2 Enderby Crescent), seconded by Andre Rouault (27 Edward Way), that the agenda be adopted as amended. CARRIED

**5. Adoption of Minutes of October 11, 2017**

MOTION by Linda Thiessen (29 Edward Way), seconded by Margaret Murk (44 Edward Way), that the minutes of October 11, 2017 Annual General Meeting be approved as presented. CARRIED

**6. Adoption of Minutes of June 25, 2018 Special General Meeting;**

MOTION by Jean Rohr (48 Enderby Crescent), seconded by Jeanine Cloutier (3 Enderby Crescent), that the minutes of June 25, 2018 Special General Meeting be approved as presented. CARRIED

**7. Financial Reports;**

In the absence of the Treasurer, Lorne Howell, Ray Rohr (48 Enderby Crescent) presented the May 31, 2018 Financial Statements.

MOTION BY Bryan Liden(41 Edward Way), seconded by Gerald Friesen (20 Enderby Crescent), that the May 31, 2018 Audited Financial Statements be approved as presented. CARRIED

**8. 2018-2019 Budget;**

President Ray Rohr (48 Enderby Crescent), reviewed the 2018-19 Budget.

**9. President's Report:**

As attached.

Discussion took place regarding alternative ice melt products that would be less damaging to the grass. The Board will meet with Do-All Landscaping to review alternative products and application methods. Members were agreeable to the use of salt and sand if necessary.

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**10. Business Arising;**

There was no business arising.

**11. New Business;**

**a. Update from the Tree Committee:**

The arborist from Branches Tree Care will be conducting the fall inspection on October 15, 2018 and completing any required work on October 25, 2018.

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

It was noted that there were four vacancies on the Board. Peggy Corner (38 Enderby Crescent), Chair of the Nominating Committee, nominated the following Members:

- Jody Reekie (36 Enderby Crescent),
- Irene Clark (48 Edward Way),
- Paul Boutin (58 Enderby Crescent), and
- Bob Gabourie (64 Enderby Crescent).

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

The Chairperson declared the four Members elected and thanked them for agreeing to serve on the Board. They join Ray Rohr (48 Enderby Crescent), Peggy Corner (38 Enderby Crescent) and Jim Terry (39 Edward Way) who each have one more year in their term.

The Chairperson thanked Lorne Howell and Ron Ponich for their service on the Board.

**13. Next Meeting;**

The next Annual General Meeting will be held on October 9, 2019.

**14. Adjournment;**

There being no further business the meeting adjourned at 7:30 p.m.

Approved

President

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

Secretary

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

October 9, 2019  
date

**2017-18 President's Report**  
**Erin Ridge Active Adult Living Homeowners' Association**

October 10, 2018

The past year has been stable from a management perspective. Kelly Cruthers has continued to be our property manager. Property ownership in the community was also stable this past year. It was the first year in some time that no properties changed owners. We did however lose two residents. We all mourn the passing of Glenna Majeau and Jan Alexander. They both are sadly missed.

Do-All Landscaping, whose current contract runs until May 2020, has continued to do a good job of maintaining our landscaping and clearing the snow. The increase in frequency of freezing rain in the winter plagued us again the past winter. There were two negative results. First, the additional cost of the ice melt applications put our budget in the red and resulted in us having to increase the monthly fees by \$10.00. Secondly, the ice melt killed a lot of grass adjacent to sidewalks and driveways. The Board explored options to replace the grass. During that time, a couple of the Homeowners re-sodded the damaged patches on their lawns and others tried scarifying and seeding the affected areas. The Board finally decided to research different ice melt products to reduce lawn damage, and assess options for lawn repair next spring.

In early 2018 the Alberta Government published amendments to the Alberta Human Rights Act and the Condominium Property Act and associated regulations, to address 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 Board has had a discussion with a lawyer who specializes in condominium and property law who advised that the amendments protect the current age restriction of less than 18 years of age in our Restrictive Covenant for 15 years. So, over the next 15 years we will have to decide if we want to restrict our community to persons age 55 and older, or have no age restrictions at all.

The terms of Lorne Howell, Ron Ponich, Paul Boutin and Bob Gabourie expire this year, so we will need to elect four Board members this evening. Lorne has served his maximum three terms and Ron has elected not to stand for re-election.

I would like to thank the Board members for their commitment and support this past year. A special thanks to Lorne who served for six years and Ron who served for four years. Also, I must thank the committee that produces the newsletter, the Homeowners who maintained the gate sign gardens at the entrances to our community and the committee that maintains the Little Free Library. Your contributions to the wellbeing and esthetics of the community are very much appreciated.

On behalf of the Board

Ray Rohr  
President

