

Erin Ridge Active Adult Living Homeowners' Association
Annual General Meeting Minutes
Wednesday, October 9, 2024
KDM Management Boardroom, #210, 150 Carleton Drive, 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 Mike Slecza (48 Edward Way), 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 33 Members present and 16 represented by proxy.

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

MOTION by Lorne Howell (66 Enderby Crescent), seconded by Linda Christiansen (60 Enderby Crescent), to waive the reading of the notice as it was generally agreed sufficient notice was given. **CARRIED**

4. Approval of the Agenda;

Wally Nicklin (58 Enderby Crescent) requested that discussion of the problems caused by the Ledcor equipment being used for the fibre optic cable installation which is being stored on the street beside 17 Enderby Crescent and 50 Edward Way be added under New Business.

MOTION by Theresa Van Egdom (24 Enderby Crescent), seconded by Doug Demers (42 Enderby Crescent), that the agenda be adopted as amended. **CARRIED**

5. Adoption of Minutes of October 4, 2023;

Vic Hogan (42 Edward Way) pointed out that Lesley Hogan was recorded as moving the approval of the Agenda; however she was not in attendance at the October 4, 2023 Annual General Meeting. Tammy Pope advised she would check her notes to identify the correct mover of the motion.

MOTION by Wally Nicklin (58 Enderby Crescent), seconded by Paul Kendall (9 Enderby Crescent), that the minutes of the October 4, 2023 Annual General Meeting be approved as amended. **CARRIED**

[**Note:** It was ascertained after the meeting, that the Motion to Approve the Agenda of the October 4, 2023 Agenda was made by Peter Lloyd (22 Enderby Crescent) and seconded by Ralph Killips (8 Enderby Crescent).]

6. Financial Reports;

Treasurer Bev Miller presented the Audited Financial Statements for the year ending May 31, 2024, as prepared by Cass & Fraser Chartered Accountants.

MOTION by Ron Majeau (18 Enderby Crescent), seconded by Claudette Imgrund (2 Enderby Crescent), that the May 31, 2024 Audited Financial Statements be approved as presented. **CARRIED**

Erin Ridge Active Adult Living Homeowners' Association
Annual General Meeting Minutes
Wednesday, October 9, 2024
KDM Management Boardroom, #210, 150 Carleton Drive, St. Albert Alberta

7. President's Report:

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

8. Business Arising;

There was no business arising from the 2023 Annual General Meeting.

9. New Business;

a) Discussion of Problems Caused by Ledcor Equipment Storage

A project to install fibre optic infrastructure in the community is ongoing. Ledcor, the contractor installing the infrastructure has created a fenced off storage area on the street bordering 17 Enderby Crescent and 50 Edward Way. Wally Nicklin (58 Enderby Crescent) reported the following issues:

- A skid steer parked in the area has dropped diesel fuel on the roadway and is leaking oil
- A pallet with a bag of dirt on it has been left in front of the Canada Post mailbox
- Garbage from the storage site has been blowing around
- Workers routinely block access to Homeowner driveways when they arrive in the morning
- Equipment is being stored right up to the intersections on both ends of the roadway, impeding visibility and creating a safety hazard

Wally reported that a City of St. Albert Permit had recently been posted on the fence. The permit appears to be valid for the period September 3 to November 30, 2024. Homeowners in the area expressed concern that if the fenced storage area is still there once the snow falls, Do-All will not be able to properly clear the snow, and residents will have difficulty navigating the narrowed street and reversing out of their driveways.

MOTION by Wally Nicklin (58 Enderby Crescent), seconded by Richard Linton (56 Enderby Crescent) that KDM be requested to contact the City of St. Albert to find out the terms of the permit issued and ask the City to conduct a site inspection. **CARRIED.**

KDM was requested to advise the Board of the results of the discussion, and further action would be taken if necessary.

10. Nomination and Election of the Board of Directors;

The Chair of the Nominating Committee, Bev Miller (36 Edward Way) reported there were four vacancies on the Board. Irene Clark and Peggy Corner have both served the maximum number of terms. Clem Imgrund has served two two-year terms, and Bev Miller has served one two-year term.

On behalf of the Nominating Committee, Bev Miller (36 Edward Way) nominated the following Members:

- Clem Imgrund (2 Enderby Crescent),
- Bev Miller (36 Edward Way),
- Larry Bodnarchuk (37 Edward Way) and
- Alex Morrison (19 Edward Way).

**Erin Ridge Active Adult Living Homeowners' Association
Annual General Meeting Minutes
Wednesday, October 9, 2024
KDM Management Boardroom, #210, 150 Carleton Drive, St. Albert Alberta**

MOTION by Laine Vertypora (21 Edward Way), seconded by Doug Demers (42 Enderby Crescent), that nominations cease. **CARRIED**

The Chairperson declared the four Members elected and thanked them for agreeing to serve on the Board. They join Lynne Perry (6 Enderby Crescent), Doug Demers (42 Enderby Crescent) and Brenda Short (13 Enderby Crescent) who each have one more year in their term.

11. Next Meeting;

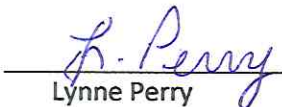
The next Annual General Meeting will be held on Wednesday, October 8, 2025.

12. Adjournment;

There being no further business the meeting adjourned at 7:34 p.m.

Approved

President 
Peggy Corner

Secretary 
Lynne Perry


Date

2023-24 President's Report
Erin Ridge Active Adult Living Homeowners' Association

Since our last AGM, we have welcomed three new Homeowners – Linda Christiansen at 60 Enderby Crescent, Val and Livio Prato at 14 Enderby Crescent and Maryanne Pisani at 43 Edward Way.

As you heard in the Financial Report, the Association remains to be in a sound financial position.

During the 2023-24 fiscal year, the Board approved or ratified 10 Applications for Project Approval forms submitted by Homeowners. Approval was granted for installation of solar panels, deck replacement, deck roof installation, landscape modification, installation of an air conditioner unit, installation of soffit lights, and window replacement.

The Board has three contracts in place. The contract with Do-All Landscaping Inc. is for the period April 1, 2023 to March 31, 2026. Ongoing contracts are in place with KDM Management Inc. and Branches Tree Care Ltd. The Board also retains the services of Cass & Fraser, Chartered Accountants, to prepare the audited Financial Statements.

Over the winter, volunteers Bev Miller and Lynne Perry did a great job of monitoring the ongoing problem of ice buildup around the south Canada Post community mailbox. They coordinated with Do-All and the City to keep the area ice free.

Although the project was done after the end of the fiscal year, the Board wants to acknowledge now, the work done by the Fence Committee over the summer. The members of the Committee are Daryl D'Amico, Florin Bergh and Gary Short. Daryl has numbered each board in the 1,300 feet of wooden fence and has created a spreadsheet to document the repair history of each board. As you can imagine, this was time consuming work but is very valuable for ongoing fence maintenance. The Board greatly appreciates the diligence of the Fence Committee.

The Board also appreciates the time and effort given by the volunteers who serve on the other Committees that the Board has established - the Newsletter Committee and the Tree Committee.

There are so many people who also volunteer their time and energy to make our community a more enjoyable place to live. The Board recognizes and thanks those who:

- maintain the Association website,
- organize the Block Party,
- organize the Ladies Book Club,
- maintain the Little Library,
- organize the Ladies Lunches and the Christmas Lunch,
- co-ordinate Contractor's Corner,
- maintain the flower beds by the entrance signs and behind the Little Library,
- those who maintain the private Facebook page, and
- those who organized the community garage sale.

The Board also thanks Tammy Pope and Nanet Botha for their excellent assistance and support during the year.

2023-24 President's Report
Erin Ridge Active Adult Living Homeowners' Association

We extend a big thank you to Irene Clark for her service, most recently as Vice President. Irene has served her maximum number of terms on the Board.

As this concludes my term on the Board, I thank the current Board members for their continued commitment and careful consideration in conducting Board business. I also thank all the previous Directors I have worked with over the past seven years. It has been a sometimes challenging, but always rewarding experience. I wish the new Board elected tonight every success.

Peggy Corner

President