

**Erin Ridge Active Adult Living Homeowners' Association**  
**Annual General Meeting Minutes**  
**Wednesday, October 8, 2025**  
**KDM Management Boardroom, #210, 150 Carleton Drive, St. Albert Alberta**

**1. Call to Order;**

The meeting was called to Order by the President, Bev Miller (36 Edward Way), at 7:03p.m.

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

- a. MOTION by Ron Majeau (18 Enderby Crescent), seconded by Linda Thiesen (29 Edward Way), to waive the call of the roll and certification of the proxies. **CARRIED**
- b. The Chairperson Bev Miller (36 Edward Way) declared a quorum had been established, being there were more than five persons collectively entitled to vote present.
- c. There were 26 Members present and 10 represented by proxy.

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

MOTION by Myrna Howell (66 Enderby Crescent), seconded by Ray Rohr (48 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 Green Cart Program be added under New Business.

Linda Thiesen (29 Edward Way) requested that the poplar trees on Eastcott Drive bordering Edward Way properties be discussed under New Business.

MOTION by Wally Nicklin (58 Enderby Crescent), seconded by Arlene Zylla (36 Enderby Crescent), that the agenda be adopted as amended. **CARRIED**

**5. Adoption of Minutes of October 9, 2024;**

MOTION by, Florin Bergh (26 Enderby Crescent) seconded by Ron Majeau (18 Enderby Crescent), that the minutes of the October 9, 2024, Annual General Meeting be approved as presented.

**CARRIED**

**6. Financial Report;**

Treasurer Larry Bodnarchuk, read the Treasurer's Report for the year ending May 31, 2025.

MOTION by Peggy Corner (38 Enderby Crescent), seconded by Claudette Imgrund (2 Enderby Crescent), that the May 31, 2025, Audited Financial Statements be approved as presented.

**CARRIED**

**7. President's Report:**

President, Bev Miller (36 Edward Way) presented the attached report.

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**8. Business Arising;**

There was no business arising from the 2024 Annual General Meeting.

**9. New Business;**

**a) Discussion of The Green Cart Program**

KDM and the Board will review this inquiry.

**Action: KDM, Board**

**b) The Poplar Trees on Eastcott Drive Bordering Edward Way Properties**

The Board will gather the facts to ascertain if this is an HOA responsibility.

**Action: KDM, Board**

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

The Board appointed Clem Imgrund and Bev Miller to serve as the Nominating Committee to find candidates to fill three vacancies on the Board.

Clem is out of town, so Alex read the report.

On behalf of the Nominating Committee, the following Members were declared elected:

Brenda Short (13 Enderby Crescent), John VanEgdom (24 Enderby Crescent) and Bob Gabourie (64 Enderby Crescent). Thank you to Brenda, John and Bob for agreeing to serve on the Board. They join Alex Morrison, Bev Miller, Clem Imgrund and Larry Bodnarchuk.

A special thank you to Florin Bergh for helping to find new Board Members.

MOTION by Lynn Murk (44 Edward Way), seconded by Linda Thiesen (29 Edward Way) that nominations cease.

**CARRIED**

**11. Next Meeting;**

The next Annual General Meeting will be held on Wednesday, October 7, 2026.

**12. Adjournment.**

There being no further business the meeting adjourned at 7:50 p.m.

President

\_\_\_\_\_  
Bev Miller

Secretary

\_\_\_\_\_  
Brenda Short

\_\_\_\_\_  
Date

**2024-25 President's Report**  
**Erin Ridge Active Adult Living Homeowners' Association**

October 8, 2025

Since our last AGM, we have welcomed two new Homeowners - Paul Kendall at 9 Enderby Crescent and Katherine and Robert Falkingham at 30 Enderby Crescent.

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

During the 2024-25 fiscal year, the Board approved or ratified 10 Applications for Project Approvals, submitted by Homeowners. Approval was granted for the installation of solar panels, deck replacement, tree and shrub replacements, installation of an air conditioner unit, installation of soffit lights, installation of an awning, filling in the ½ moon window and door replacements.

The Board was presented with an Application for Siding Replacement. After diligent work by the Homeowner and the Board, the application for a new siding color was approved.

The spring of 2025 marked the twenty fifth anniversary of the first homeowners taking possession of their homes in this development. It is great to see both the original homeowners and the new folks taking on projects to keep their properties looking so good.

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. The Board will prepare for contract talks early in the New Year for landscape maintenance and snow removal. 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 our audited Financial Statements.

The Board appreciates the time and effort given by members who serve on the Committees that the Board has established - the Newsletter Committee, the Tree Committee, and the Fence Committee.

The members of the Fence Committee are Daryl D'Amico, Florin Bergh, Gary Short and new member, Darrell Zylla. The Fence Committee recently took a walk through the neighborhood and have determined that in general the fences are in excellent condition. The Committee recommends that the Board of Directors consider painting all the Erin Ridge side of the wooden fences within the next couple of years.

**2024-25 President's Report**  
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Florin Bergh joined the Fence Committee in 2013 when the committee was established. Fuzzy will be stepping down and the Board, the Committee and our neighborhood want to thank you Fuzzy for all your work over the past years.

There are so many other people who also volunteer their time and energy to make our community an 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 Thompson, our outgoing Property Manager, and welcome Nanet Botha, our new Property Manager from KDM, for their excellent assistance and support during the year.

Doug Demers is one of our Board Directors and will step aside to let another volunteer fill his shoes after 4 years of service on the Board. Thank you, Doug.

Lynne Perry, most recently our Board Secretary, has served her maximum three terms, 6 years in all, on the Board. We would like to extend a big thank you to you Lynne.

Thank you to the Board for your continued commitment and support this past year.

I want to acknowledge Peggy, my mentor, thank you Peggy.

Respectfully submitted,

Bev Miller, President