

Erin Ridge Active Adult Living Homeowners' Association
Annual General Meeting Minutes
Wednesday, October 5, 2022
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 Andre Rouault (22 Edward Way), seconded by Ron Majeau (18 Enderby Crescent), 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 25 Members present and 9 represented by proxy.

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

MOTION by Linda Thiesen (29 Edward Way), seconded by Lesley Hogan (42 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 Crescent), seconded by Gary Short (13 Enderby Crescent), that the agenda be adopted as presented. **CARRIED**

5. Adoption of Minutes of October 6, 2021;

MOTION by Ray Rohr (48 Enderby Crescent), seconded by Mike Slecza (48 Edward Way), that the minutes of the October 6, 2021 Annual General Meeting be approved as presented. **CARRIED**

6. Financial Reports;

Treasurer, Jody Reekie (36 Enderby Crescent) presented the May 31, 2022 Financial Statements.

MOTION by Daryl D'Amico (28 Enderby Crescent), seconded by John Van Egdom (24 Enderby Crescent), that the May 31, 2022 Audited Financial Statements be approved as presented. **CARRIED**

7. President's Report:

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

8. Business Arising;

There was no business arising.

9. New Business;

There was no new business.

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10. Nomination and Election of the Board of Directors;

It was noted that there were four vacancies on the Board. Doug Demers (42 Enderby Crescent), on behalf of the Chair of the Nominating Committee, Clem Imgrund (2 Enderby Crescent) nominated the following Members:

Jody Reekie (36 Enderby Crescent),
Clem Imgrund (2 Enderby Crescent),
Irene Clark (48 Edward Way) and
Bev Miller (36 Edward Way).

MOTION by Andre Rouault (27 Edward Way), seconded by Mike Slecza (48 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 Lynne Perry (6 Enderby Crescent), Doug Demers (42 Enderby Crescent) and Peggy Corner (38 Enderby Crescent) who each have one more year in their term.

The Chairperson thanked Bob Gabourie (64 Enderby Crescent) for his service on the Board.

11. Next Meeting;

The next Annual General Meeting will be held on Wednesday, October 4, 2023.

12. Adjournment;

There being no further business the meeting adjourned at 7:17 p.m.

Approved

President

Peggy Corner

Secretary

Lynne Perry

Date

2021-22 President's Report
Erin Ridge Active Adult Living Homeowners' Association

Since our last AGM, we have welcomed three new Homeowners – Vic and Lesley Hogan at 42 Edward Way, Scott and Debora Dawson at 54 Enderby Crescent, and Dale and Lynn Redekopp at 11 Enderby Crescent. We will soon be welcoming new neighbours at 41 Edward and 8 Enderby. We also welcomed Alejandra Hernandez as Tammy's Administrative Assistant at KDM.

As you heard in the Financial Report, the Association is in a sound financial position with no need for an increase in monthly fees.

The Association marks its twentieth anniversary this year. Although the original Homeowners took possession in early 2000, the Association was not formed until 2002, with the first Board of Directors being elected on July 15, 2002. All who have served on the Board over the years were recognized in the April Newsletter. Thirty-nine Homeowners have served at least one term on the Board, many of them serving for multiple years. There have been 6 Presidents before me – Mary Smith, Ray Corner, Florin Bergh, Ray Rouault, Lorne Howell and Ray Rohr. We can thank those past Boards for their careful stewardship which has resulted in the sound administrative and financial position of the Association today.

During the 2021-22 fiscal year, the Board again dealt with issues related to hazardous sidewalk conditions due to melting snow and subsequent freezing. One area of concern was on the southeast corner of Enderby and Edward. At our request, the City of St. Albert did some sidewalk levelling and curb work to try to alleviate the situation for coming winters. Another area of concern was the Canada Post community mailbox on the south side of Enderby. The mailbox is located at the lowest point of the sidewalk and the dry pond so water pools and freezes creating a large area of ice. We are awaiting a response from Canada Post as to possible solutions – which could include relocating the mailboxes.

Also during the 2021-22 fiscal year, the Board approved or ratified a record 15 Applications for Project Approval forms submitted by Homeowners. Approval was granted for deck repair, deck replacement, the addition of deck stairs, driveway concrete replacement, garage door replacement, landscape modifications, tree removal and replacement, and window replacement.

Our three-year contract with Do-All Landscape Ltd. for summer maintenance and winter snow removal terminates March 31, 2023. Deciding to request bids or negotiating a contract with Do-All will be a priority for the new Board. The new Board will also be searching for an auditor to prepare future Financial Statements.

As always, the Board appreciates the time and effort given by the volunteers who serve on the Committees that the Board has established - the Fence Committee, the Tree Committee, Website maintenance, and the Newsletter Committee.

There are so many other 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 organize the Block Party, 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, and those who established the private Facebook page and the Ladies Book Club.

We thank Bob Gabourie for his dedicated and level-headed service on the Board for the past six years. I thank the current Board members for their continued commitment and thoughtful input in conducting Board business. The Board thanks Tammy and Alejandra for their assistance and support during the year.

On behalf of the Board
Peggy Corner
President