

Erin Ridge Active Adult Living Homeowners' Association

Annual General Meeting Minutes

Wednesday, October 7, 2020

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, Peggy Corner (38 Enderby Crescent), at 7:00 p.m.

2. Call the Roll and Certification of the Proxies;

- a. MOTION by Jim Henderson (44 Enderby Crescent), 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 38 Members present or represented by proxy.

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

MOTION by Ray Corner (38 Enderby Crescent), seconded by Margaret Murk (44 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 Andre Rouault (27 Edward Way), seconded by Florin Bergh (26 Enderby Crescent), that the agenda be adopted as amended. CARRIED

5. Adoption of Minutes of October 9, 2019

MOTION by Ray Rohr (48 Enderby Crescent), seconded by Andre Rouault (27 Edward Way), that the minutes of October 9, 2019 Annual General Meeting be approved as presented. CARRIED

6. Financial Reports;

Treasurer, Jody Reekie (36 Enderby Crescent) presented the May 31, 2020 Financial Statements.

MOTION by Florin Bergh (26 Enderby Crescent), seconded by Deborah Jewell (50 Edward Way), that the May 31, 2020 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 from the 2019 Annual General Meeting.

9. New Business;

a. Adjusting the Reserve Fund Cap;

The President advised that at the October 2011 AGM, a resolution had been passed capping the Reserve Fund at \$30,000, as well as directing the Board to review the estimated cost of fence replacement every five years, adjusting the Reserve Fund cap as required to cover one half of the estimated replacement cost.

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With recent increases in the cost of lumber, and the option of replacing the wooden fence with man-made material, the estimated future cost to remove and replace the entire 1,340 feet of wooden fence would be between \$70,000 and \$80,000.

MOTION by Ray Rohr (48 Enderby Crescent), seconded by Jim Henderson (44 Enderby Crescent) that the Board of Directors be directed to increase the Reserve Fund cap to \$52,000 to cover approximately three-quarters of the estimated future replacement cost of the wooden fence.

And be it further resolved that the Board of Directors continue to monitor the estimated replacement cost once every five years and adjust the Reserve Fund cap accordingly. CARRIED

10. Nomination and Election of the Board of Directors;

It was noted that there were four vacancies on the Board. Irene Clark (48 Edward Way), Chair of the Nominating Committee, nominated the following Members:

Jody Reekie (36 Enderby Crescent),
Irene Clark (48 Edward Way),
Bob Gabourie (64 Enderby Crescent), and
Clemens Imgrund (2 Enderby Crescent).

MOTION by Florin Bergh (26 Enderby Crescent), seconded by Ray Corner (38 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 Larry Bodnarchuk (37 Edward Way), Lynne Perry (6 Enderby Crescent), and Peggy Corner (38 Enderby Crescent) who each have one more year in their term.

The President thanked Jim Terry for the three two-year terms he served on the Board as Director, Secretary, and Vice President.

11. Next Meeting;

The next Annual General Meeting will be held on October 6, 2021.

12. Adjournment;

There being no further business the meeting adjourned at 7:32 p.m.

Approved

President _____
Peggy Corner

Secretary _____
Larry Bodnarchuk

_____ Date

2019-20 President's Report
Erin Ridge Active Adult Living Homeowners' Association

October 7, 2020

Since our last AGM, we have welcomed five new Homeowners - John and Theresa Egdorn at 24 Enderby Crescent, Reginald and Peggy Rees at 68 Enderby Crescent, Pamela Filipchuk at 20 Enderby Crescent, Doug and Lorraine Demers at 42 Enderby Crescent, and we welcome back Kaye and Garth Mockford, this time at 46 Edward Way.

We also welcomed new contacts at KDM – Richard Dendwick, Property Manager and Angela Paris, Administrative Assistant.

As you heard from the Treasurer, our finances continue to be in good shape, and we do not anticipate an increase in the monthly fees in the foreseeable future.

In March, the Board negotiated a three-year contract with Do-All Landscape Ltd. for summer maintenance and winter snow removal. A Committee of the Board met with Do-All before we finalized the contract to outline the Board's concerns about the level of service provided last winter and our expectations for summer maintenance. We also renewed the contract with Branches Tree Care for a two-year term, to provide seasonal arborist services and educational material.

The spring of 2020 marked the twentieth anniversary of the first Homeowners taking possession in the development. It is encouraging to see both original owners and new owners undertaking projects to keep the properties looking good. During the past year, the Board ratified or approved a record number of Applications for Project Approval. The projects included deck replacements, addition of a sunroom, window replacement, deck and stair repairs, tree replacement, and landscape improvements. Unfortunately, many of the applications were for removal of diseased trees; however, those trees are being replaced by varieties more resistant to disease and pests.

We thank the members of the three Committees which the Board has established. The Tree Committee continues to do a great job of coordinating arborist visits. We called on the Fence Committee this year to update information about our wooden fences. The Newsletter Committee continues to create informative and interesting editions.

As always, we thank those who maintain the Little Library and those who maintain the flower beds by the entrance signs and north mailboxes.

It is nice to see that during this Covid time when we can't hold a block party or a ladies lunch, folks are keeping in touch by socializing on their driveways – physically distancing, of course.

Jim Terry has served his maximum three terms on the Board and will be leaving the Board this evening. Jim served as a Director, Secretary and Vice President and we thank him for his service.

I thank the current Board members for their continued commitment and support this past year.

On behalf of the Board

Peggy Corner
President