**LAKES AT ROCKY RIDGE HOMEOWNERS ASSOCIATION**

**MINUTES OF THE ANNUAL GENERAL MEETING**

**MONDAY, MAY 13, 2019, AT ROYAL OAK VICTORY CHURCH, CALGARY, ALBERTA**

ELECTION OF CHAIRMAN

Amber Brown, the President of the Homeowners Association, acted as Chairman. The meeting was called to order by Rajamanickam Velu, the Vice President, at 7:04pm. Introduction of the Board was done by Vice President starting with himself, Rajamanickam Velu, then Amber Brown, Donna Mackenzie, Eric Waldolf, and Cory Baiton.

ESTABLISHMENT OF QUORUM

The Vice President reported to the Chairman that a quorum of persons entitled to vote at the meeting was established as being present by virtue of:

46 units by personal appearance

8 units by proxy

The required quorum is 10 units.

NOTICE OF MEETING

The Chairman read the following Notice of the Annual Meeting which she advised had been mailed to each Unit Owner in compliance with the requirement within the time specified in the Bylaws of the Society.

TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE LAKES AT ROCKY RIDGE HOMEOWNERS ASSOCIATION WILL BE HELD AT:

PLACE: Royal Oak Victory Church

450 Royal Oak Drive NW, Calgary, Alberta

DATE: Monday, May 13, 2019

HOUR: 7:00 pm

ADOPTION OF LAST ANNUAL GENERAL MEETING MINUTES

Q: BST 1 Unit 19 – Kate had asked last year about cost breakdown for the cost associated with the gym upgrades for the HOA. Was that ever provided?

A: Board Member – We had asked Diversified Management if they could, make available, a package to provide people with a more detailed breakdown. There was a package made up and we notified people of the package in the newsletter, but we had on one request a copy.

Moved by BST 1 Unit 19 and seconded by P2 #327motion carried.

AUDITOR’S REPORT

Anabel Shang of Shahid Naqi’s office reviewed the December 31, 2018 Financial Report for us, detailing amounts in various accounts.

Moved by Unit P2 106 and seconded by Unit 227 P2. Motion carried.

REPORTS OF OFFICERS

Note:

Eric Waldolf had to leave to attend to attend other mattered but thanked the Board for all their hard work.

President’s Report:

Amber Brown spoke to the following topics in her report:

The Board has had a busy year.  A summary of this past year:

* Welcomed Cory Baiton, representative for the Manors and Alex Bilinski, new property manager.
* Upgrading of flower beds to rock gardens
* Refurbished signs into the community
* Georgetown fence gate was repaired
* Median has been tended to by the City by removing trees, lights, and maintaining shrub
* Potholes in the streets were filled
* Trees in the park have been trimmed and branches have been cleaned up as well
* If members have an issue with the City property, it will make more of an impact, if members contact the City and put in complaints as well
* Replacement of carpet in the Lake Club
* Upgrade of bookshelves
* Upgrade to tables and chairs in the games room
* We had an unpaid Enmax bill issue that was being sent to the wrong management company for many years. When our previous management company didn’t let our current management company know about the Enmax bill, we didn’t know about it until Enmax came to us directly. When we finally got the bill, we realized not only was the waterfall electricity on the bill but that the lighting for the Pavilions walkway was on the bill as well. We asked the Pavilions to pay for their portion, and to have the bills going forward, be split properly, and the Pavilions portion be sent to the Pavilions directly.

Q: BST 1 #19 - When is the waterfall going to be turned on?

A: What we are trying to do is get Remey (waterfall company) to go into the meter housing with the electrician and spilt the meter and turn the waterfall on at the same time, so we don’t have workers in a confined space for too long. So hopefully this will be done very soon, but we had to wait for the weather to warm up.

Q: P2 #327 Are the dead trees going to be removed on the median?

A: Board Member - we will be contacting the City to do so, but we also encourage our members to call 311 and inquire. We would love to have the City to replace the trees, but it is up to the City. As of September, last year, the trees we deemed alive by the City.

Q: BST 1 #116 What is happening with the little pond and the algae?

A: Board Member – The City considers the small pond a storm water retention pond therefore they do not want the pond to be full of water in case of a flood. However, they have entered our pond into a City study on algae in storm ponds and we will hopefully see some work done on the pond. We encourage our community members once again to call the City about raking out the algae when it becomes problematic.

Other Report:

Meagan, Lake Club Manager, talked about events passed and events for the rest of 2019. She advised resident to monitor Lake Club newsletter for more information regarding events.

Cory Baiton introduced herself to the community and talked about our growing collaboration between the Manors and the rest of the condo associations.

APPOINTMENT OF AUDITORS

Moved by P2 #335 and seconded by BST 1 #12 that the appointment of auditors for the coming year be left up to the discretion of the incoming Board of Directors. Motion carried.

ELECTION OF BOARD OF DIRECTORS

As the last Board had resigned, at this point in the meeting the Property Manager called for nominations/volunteers to the Board. The following names were put forward:

Nominees Nominated by:

Faye Wiesenberg The Pavilions 2 Volunteered

Amber Brown The Pavilions 1 Volunteered

Donna Mackenzie The Pavilions 2 Volunteered

Rajamanickam Velu The Brownstones 1 Volunteered

Cory Baiton, the fifth member of the Board, will continue as the Statesman representative for the Manor Village.

UNFINISHED BUISNESS

None

NEW BUSINESS

Q: BST 1 #100 – My concern is the fence on the Brownstones and Georgetowns side. I think it is deteriorating very badly and I think something should be done to maintain it.

A: Board Member – Okay we will investigate if it should be varnished and cleaned.

BST 1 #132 Provided some information about the fence and some products that can be used to help seal and protect the wood.

Q: P2 #130 – Do we have any volunteers in our community to help with maintenance in our community?

A: Board Member – we do but for something like the fence we need to hire someone to make sure it is done properly.

P2 #327 In the past we did send out a survey to the community about varnishing the fence again, with a price of about $20,000 every two years. The Board that erected this fence decided to allow it to age naturally. Two years later the community survey confirmed this decision.

Board Member – However, time has passed, and we now need to reevaluate if work needs doing on the fence.

BST 1 #19 When I look at the budget, I say, to look very seriously at the cost of fixing the fence because when we look at how much we spend on gym equipment and everything else, that is the cost of doing business.

Board Member – Yes, we will move forward on getting something done with the fence.

Moved by BST 1 #24 seconded by BST 1 #19 that the meeting be adjourned. Motion carried.

The meeting adjourned at 8:12pm.