

**CAMERON HEIGHTS
HOME OWNERS ASSOCIATION
ANNUAL GENERAL MEETING**

THURSDAY, APRIL 26, 2018

River West Christian Church, 19815 – 45th Avenue, Edmonton, AB

I. ELECTION OF THE CHAIRMAN OF THE MEETING:

The Board of directors for the Cameron Heights HOA has elected Amanda Leclerc with FirstService Residential to Chair this Meeting. Nicole Smith with FirstService Residential who has done the registration will be taking the minutes this evening. Amanda Leclerc, Community Manager of FirstService Residential, called the meeting to order at 6:36 pm. Amanda went over the Agenda and asked that questions be held for the New Business portion of the meeting and to keep questions related to the corporation only. Specific unit questions will be answered after the AGM.

II. INTRODUCTION OF THE BOARD MEMBERS:

Amanda introduced the Board Members: Harry Mulder, President; Cathy Vanstone, Vice President; Joe Crawford, Treasurer; Lisa Darling, Director, and Natasha Palmer, Secretary will join us a little later.

III. CALLING OF THE ROLL AND CERTIFYING THE PROXIES

It was declared that 11 voters were present, 1 by proxy. 5 voters were required for Quorum.

IV. PROOF OF NOTICE OF MEETING WAIVER:

The PowerPoint slide displayed a copy of the Notice of the AGM. Amanda asked if there was anyone who hadn't received notice of the AGM. There were none.

V. ADOPTION OF THE MINUTES OF THE 2017 AGM:

The homeowners were asked if they have had reviewed the AGM package sent to them and if anyone had any errors or omissions in the minutes. Amanda asked if she could have a motion to approve. **Moved To Approve** Harry Mulder. **Seconded By** Cathy Vanstone. All in Favour. **Motion Carried.**

VI. REPORTS OF OFFICERS

President Harry Mulder presented The President's Report.

Harry explained that the Board was a volunteer Board and that community members were welcomed to join and that participation in the Home Owners Association is part of the Land Titles agreement. The following points were made:

- Landscaping: Did a great job last year and has contracted for 2 more years.
- Welcomed River's Edge Villa's
- Fence around the park is coming down it was put up only temporary.
- Flower beds will be done again this year in yellow, purple, and red.
- Scorpio to look at the crack in the wall
- Reminded everyone to look at the standards for fencing around individual yards and to follow the by-laws with maintaining.

- Asked community garden people to join
- Explained the reserve fund study was completed this year
- Made an agreement with the city for landscaping
- Explained the arrears is still an issue but Joe and Amanda will elaborate.
- Introduced Candace Christman for the board and explained based on her write up she is more than qualified.

VII. FINANCIAL REPORT

Joe Crawford, Treasurer, presented his report. The following points were made:

- HOA \$240.00 fees are for Jan – Dec each year and are due on March 1st of each year and discussed collection processes of First Service Residential.
- 2016 there was a deficit so expenses carried forward, however 2017 there will be no carry forward.
- Reserve Fund was invested into a low risk GIC to grow value.
- Joe explained the overall health of the corporation is healthy, that the reserve fund is on par with the study and that there is a solid operating account on hand. He explained that the Corporation's main focus is to get the arrears cleaned up, and in doing so interest will commence July 1st, 2018 and each year going forward.

VIII. ELECTION OF THE BOARD

Amanda asked the current Board Members if they will be staying. All Board Members present said yes. Harry Mulder stated that there was room for 1 more. Amanda explained the duties of board members (Directors), that the positions of the Directors would be decided at the first Board meeting, the time commitment was 1 meeting per month and asked for nominations of volunteers. Harry explained that all 5 board member positions are up next year and it helps to transition new members into the roll. Amanda asked a 2nd time for nominations. Harry Mulder moved to nominate Candice who is more than qualified. Amanda asked for a 3rd time for nominations. No more nominations. Positions to be completed at the first board meeting.

IX. UNFINISHED BUSINESS

- Went over how the board would like 3 year terms as appose to 2 year terms.
- Went over the empty lots in details and explains about the website and instructions on how to go about a by-law complaint with the city. Explained there is a 311 App to supply photos and that the more complaints the better to get the city on the move with rectifying concerns. Newsletter provided in the AGM Package.
- Amanda explains that the paint colors of the fencing is based on the architect requirements and will confirm at the spring walk through.
- Amanda discussed the traffic control and the new 30km/hour signage.
- Amanda explained that the By-Law consultation is underway with the lawyer.

X. NEW BUSINESS

-Community League is dealing with the crosswalk request to the City. Community League states that speed curbs are not allowed but are trying to get a light on the current crosswalk. Owners suggested that the 30km/hour sign be extended 150 feet more. Indicated to continue to complain to the city @ 311.

- Owner brought up concerns for 10 year old kid driving around on a motorcycle. Henry explained he had talked with the child and hopes this is discontinued but to let management know if it continues or call the local authority as there are stipulations that must be met when driving a motorcycle.
- Amanda explained that the hills on the property are too high for the city to maintain, she's not sure if the HOA has a say but ideas are on hold until we hear back from the city and correspondence will be sent out to all owners if they decide to remove.
- Abandoned houses were brought up that they have been under construction for 5 years now, upon complaining to the city, the developer put a tarp up over the homes which in turn looks worst. Cathy states the issue is addressed to the city and there isn't anything the HOA can do. Henry states he and Amanda have been trying to set up a meeting with the city at this time.
- Owner requested that the Corporation put a light up in the pathway to the pond as this is a safety concern so if the HOA can help it would be appreciated.
- Owner asked if the HOA will be attending the solar panel meeting and what their view is on it. Henry explained that the Board has not included the HOA that this would be considered an individual owner thing. Cathy pointed out that no other owners have addressed this until now and that the board feels that a 50ft long panel would be an eye sore.
- Owner thanked the board for all their work and for watering and maintaining the planters at the entrance.
- Owner asked about the commercial space and board responded back explaining that there is no movement on this at this time especially since the bus route potentially being removed.

XI. ADJOURNMENT

Motion to adjourn: Harry Mulder. Meeting adjourned at 8:43 p.m.