

COUGAR RIDGE RESIDENTS ASSOCIATION
2013 Annual General Meeting (AGM) Minutes

AGM Date:	Tuesday, October 22, 2013
Location:	Waldorf School, 515 Cougar Ridge Drive SW
Called to Order:	7:00 pm

Board Members in Attendance:

John Millington, Chris Tattrie, Bruce Green, Harvey Moore, Sandra Murray, Kelly Smith

Also in attendance on behalf of ACMS: Crystal Deley

CALL TO ORDER BY CHAIRPERSON:

The meeting was called to order at 7:00 pm by John Millington, President of the Board of Directors. A motion was requested from the floor to allow Crystal Deley, ACMS representative to chair the meeting. Motion made by 94 Cougar Ridge View, seconded by 26 Cougarstone Mews.

All in favour. Carried.

Minutes of the meeting were recorded by Simona Popovici, by request of the CRRA Board of Directors.

CALLING OF THE ROLL AND CERTIFYING THE PROXIES:

According to Article 12 quorum is 10% of the Members either personally present or represented by proxy. This represents 148 Owners. There were 23 Owners present and 4 represented by proxy. As quorum was not established, a motion was requested from the floor to proceed with the meeting and ACMS to send the AGM draft minutes to all Owners; if within thirty (30) days there are no objections received from the Owners, the meeting of October 22, 2013 will be considered duly convened.

Motion made by 45 Cougarstone Manor, seconded by 50 Cougarstone Close.

All in favour. Carried.

Q: 58 Cougar Ridge Crescent: Will the minutes be sent out now or just before the AGM next year?

A: ACMS: The minutes will be mailed out as soon as they become available.

NOTICE OF MEETING:

106 Cougar Ridge View verified receiving the Notice of the Annual General Meeting dated September 24, 2013 in accordance with the time requirements specified by Article 9.

TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE COUGAR RIDGE RESIDENTS ASSOCIATION WILL BE HELD AT THE WALDORF SCHOOL, 515 COUGAR RIDGE DRIVE SW, CALGARY, AB ON OCTOBER 22, 2013 COMMENCING AT 7:00 PM.

ADOPTION OF THE AGM MINUTES OF OCTOBER 9, 2012:

The minutes of the 2012 Annual General Meeting were opened to the floor to be checked for errors or omissions.

The following was noted: Two, past Board members, were in attendance, but their names were not mentioned in the minutes.

A motion was requested from the floor to adopt the minutes as amended. Motion made by 100 Cougar Ridge Drive, seconded by 94 Cougar Ridge View.

All in favour. Carried.

REPORTS OF OFFICERS:

John Millington, President of the Board of Directors, gave an overview of the projects undertaken by the Board.

- There are about 500 homes in the Cougar Ridge area which do not have the encumbrance on title. These Owners do not pay the annual fee and they do not have anyone to represent them. CRRA is not maintaining this section of the community, but these Owners still benefit from the improvements and enhancements made throughout Cougar Ridge. The Board has tried to address this problem with the City, but adding the encumbrance on tile, involves 67% level of acceptance from the Owners in this section of the community.
- The Board has been doing a good job at managing the finances. At the first meeting, after the AGM, in November, the Board will look at the finances and make decisions on the new budget. Lots of money is spent on watering, flowers and beautification. The association mostly enhances what the City provides in terms of services.
- The budget includes landscaping maintenance and beautification projects. For example, in 2012, we placed flower pots by the mailboxes and, this year, flowers were planted.
- The Board's mandate is very narrow, according to the Articles of the Association. Last year, the Board approached the City with the request to allow us to take care of the parks. They were very appreciative of our initiative.
- Tree planting – the City provided us with 117 trees and the CRRA took care of their watering. The City committed to plant the same number of trees next year, as part of a two phase tree planting project. The Board will decide where these trees will be planted.
- Pixie Gardens is our landscaper. They were the successful bidder and they were awarded a three year contract which will be up for renewal in December 2014. We believe they have been doing a good job. The Board has been constantly in contact with Pixie Gardens and they are open to our ideas and suggestions.
- 4 way stop sign installed at the intersection of 85th Street SW with Cougar Ridge Drive. The President thanked Malcolm, past Board member, for his efforts and help with the installation of this sign.
- The Board is very careful with the money and we scrutinize all the expenses. We believe the Association is in a good cash position even if the fee we are collecting is still at \$100.00 per year.

FINANCIAL REPORT:

A copy of the unaudited financial statement for the fiscal year ended December 31, 2012 was included with the AGM package.

Bruce Green, the treasurer of the Board of Directors, highlighted the most important financial aspects.

- For the past seven years, the Board has been trying to keep the fees low.
- Mainly, the Board has focused on enhancing the community and making it more beautiful besides what the City does.
- The Board takes pride in what we have been able to do over the years.
- The Association is in a good cash position, but we want to make sure we have reserves on hand in case something happens.
- This is the year we will be doing an audit. In accordance with provincial regulations, we are required to do audits every three years.
- ACMS has been managing our accounting, collections, finances and all inquiries on sales from law offices.
- We have had complaints from residents that the fee was increased to \$105.00. We were amiss in past years from not charging the GST. The Board corrected this and now we are charging the right amount. There has been no proposal or no intention to increase the fee.

Q: 38 Cougar Ridge Circle: The contingency is very high. What are you planning on doing with this money?

A: Board: This money is set aside. For example, for next year, we are planning on beautifying the area which is still under developer control. We will use this money to buy flower pots. On the other hand, we never know how many people will pay their dues. We believe that writing and mailing a cheque is inconvenient these days. For transparency, at the end of the year, the financial statements will be posted on our website.

Q: 38 Cougar Ridge Circle: Are you going to set a higher budget for landscaping? What are you going to spend the money on?

A: Board: We will spend some money in beautifying the new Paskapoo area.

Q: 81 Cougar Ridge Close: How do you decide where to plant the trees?

A: Board: There are restrictions from the City of Calgary to take into account. Trees will not be planted on private property only on common property. The new Board will make the decision where the trees will go, taking into account the watering and the watering costs.

Q: 45 Cougarstone Manor: Do you send bad debt to collection?

A: Board: Yes, we have a collection policy in place.

Q: 45 Cougarstone Manor: What is your capital/assets?

A: Board: The cash on hand is our main asset.

Q: 58 Cougar Ridge Crescent: Have you looked into different fee payment options?

A: ACMS: We have tried, but we cannot mingle accounts/funds.

Q: Do we have three foreclosures?

A: Board: The files are at the lawyer's; the foreclosure is a very expensive and long process.

Q: 81 Cougar Ridge Close: What happens when the file is forwarded to the lawyer?

A: Board: People will start writing cheques.

ADOPTION OF FINANCIAL STATEMENT:

A motion was requested from the floor to accept the financial statement. Motion made by 98 Cougarstone Court, seconded by 100 Cougar Ridge Drive.

All in favour. Carried.

APPOINTMENT OF AUDITOR:

The Board of Directors went to tender and selected Cremers and Elliot as the auditor for the CRRA.

50 Cougarstone Close motioned to poll the Ownership to accept the appointment of Cremers and Elliot.

22 in favour. 1 opposed. Carried.

AGENDA OF MEETING:

A motion was requested from the floor to move the Resignation of the Board on the Agenda and to proceed with Unfinished Business and New Business.

Motion made by 94 Cougar Ridge View, seconded by 81 Cougar Ridge Close.

All in favour. Carried.

UNFINISHED BUSINESS:

Q: 50 Cougarstone Close: In the last year AGM Minutes it was mentioned that there was damage to the fence. Has anything been done?

A: Board: In September 2012, an individual caused damaged to the fence along Old Banff Coach Road – actually pounded the fence with a hammer. The fence of 70 homes was affected. This individual was caught and arrested. We were advised that it will go to trial. When a new Crown will be assigned to the case, the Association will be contacted. The Board will need to make a decision on how to proceed with the repairs.

Q: 50 Cougarstone Close: Is there hope for restitution?

A: Board: This person has no money to pay for the damages.

Q: 38 Cougar Ridge Circle: Some pots were damaged last winter. Any progress on this?

A: Board: These pots were replaced with self-watering pots.

NEW BUSINESS:

Q: 81 Cougar Ridge Close: There is no bus stop in the Paskapoo area.

A: Board: This is outside our mandate. We suggest you send an email to our general mailbox and it will be forwarded onto our Alderman.

Q: 37 Cougar Ridge Cove: What pre-cent age of residents must agree on a request for the City to proceed?

A: Board: The WSCR is the liaison between residents and the City of Calgary, works in parallel with residents/homeowners associations. Please call the City.

Q: 129 Cougarstone Common: Why residents do not attend the AGM? Are there penalties for not attending? When are the fees due?

A: Board: There are no penalties for people not attending. The fees are due and payable on or before June 30 of every year.

Q: There are no speed limit signs in front of the park.

A: Board: This is again outside our mandate. Please send an email to our general mailbox and it will be passed onto the right person. You can also call the City at 311.

Q: 106 Cougar Ridge View: The plants around the pond have grown very big reducing visibility. Can the Board address this?

A: Board: The City has park standards and the area is zoned. When they establish this is an environmental zone, they will not do anything about the plants.

Q: 106 Cougar Ridge View: During the winter, children go on the ice on the pond.

A: Board: We were told the ice on the pond is at least 6 inch thick in the winter and there should be no reason for concern. However, please understand the pond is outside of the CRRA scope and is to be used at your own risk, please call the City if you have any concerns.

RESIGNATION OF BOARD OF DIRECTORS:

The Chairperson advised that the Directors have retired or were deemed to have retired from the Board of Directors.

ELECTION OF BOARD OF DIRECTORS:

According to Article 28, the number of Directors shall be not less than three (3) and no more than ten (10).

The following persons allowed their names to re-stand for election:

Chris Tattrie, 26 Cougarstone Mews, volunteered, motioned to nominate by 50 Cougarstone Close, seconded by 94 Cougar Ridge View.

John Millington, 100 Cougar Ridge Drive, volunteered, motioned to nominate by 18 Cougar Ridge Crescent, seconded by 38 Cougar Ridge Circle.

Bruce Green, 94 Cougar Ridge View, volunteered, motioned to nominate by 106 Cougar Ridge View, seconded by 99 Cougar Ridge Heights.

Harvey Moore, 50 Cougarstone Close, volunteered, motioned to nominate by 94 Cougar Ridge View, seconded by 98 Cougarstone Court.

Kelly Smith, 98 Cougarstone Court, volunteered, motioned to nominate by 50 Cougarstone Close, seconded by 45 Cougarstone Manor.

The floor was open for nominations:

Andrew Kortas, 37 Cougar Ridge Cove, volunteered motioned to nominate by 50 Cougarstone Close, seconded by 94 Cougar Ridge View.

Ahmad Fakhouri, 81 Cougar Ridge Close, volunteered, motioned to nominate by 45 Cougarstone Manor, seconded by 99 Cougar Ridge Heights.

Mike Blair, 43 Cougarstone Square, volunteered, motioned to nominate by 119 Cougarstone Square, seconded by 94 Cougar Ridge View.

Deniz Eren, 38 Cougar Ridge Circle, volunteered, motioned to nominate by 18 Cougar Ridge Crescent, seconded by 94 Cougar Ridge View.

As there were no more nominations, a motion was requested from the floor to cease nominations. Motion made by 45 Cougarstone Manor, seconded by 50 Cougarstone Close.

All in favour. Carried.

The Board of Directors is as follows:

John Millington
Chris Tattrie
Harvey Moore
Kelly Smith
Bruce Green
Deniz Eren
Ahmad Fakhouri
Mike Blair
Andrew Kortas

ADJOURNMENT:

The meeting was adjourned at 8:45 pm.