

MINUTES OF THE ANNUAL GENERAL MEETING
OF CONDOMINIUM CORPORATION NO.: 0000014 .

RESOLUTION OF CHAIRPERSON:

Resolution for Chairperson by show of hands (if not the President of the Board): 57 Cougar Ridge Cove. Seconded by 2 Cougar Stone Circle. All in favor. Motion Carried.

CALL TO ORDER:

Ms. Angie Murphy of FirstService Residential called the meeting to order at 6:39 p.m.

CALLING OF ROLL AND CERTIFYING PROXIES:

The Secretary reported to the Chairman that a quorum of persons entitled to vote at the meeting appeared to be present by virtue that:

20 Units were represented by the personal appearance thereof

1 Unit was represented by proxy.

A total of 21 Units

The quorum is 152 units.

The meeting did not meet the quorum. The owners present at the time of the meeting constitute a quorum. President, Nadeem, motioned to proceed with the meeting. Motioned by 44 Cougar Ridge Place. Seconded by 152 Cougarstone Common. All in favor. Motion carried.

Motion to move the agenda and start with the New Business. Motioned by 110 Cougarstone Close. Seconded by 235 Cougar Stone Circle. All in favor. Motion Carried.

BEHREND'S presented by Luca Rosso.

NEW BUSINESS:

- There were signs that were stolen, and the board would like to replace the signs including the cougars. Angie M and the board came up with the idea and would like to present the ideas to the community. The font is based on the community website to match up. It would be made of aluminum and black lettering. As it is aluminum, there is no desire to be stolen.

GARDENERS presented by Bobby and Ester

- Gardeners would like to put annuals in the bed and in the containers. There will be perennials and annuals in the garden which is a great idea as it is not costly. They took out some of the perennials and added more of them for next year. One of the concerns of placing the flowers is how tall the letter would be so that the flowers won't block the sign. There will be lots of colors in the flower bed. The gardeners are open to suggestions.

Question: There are no trees on our side. We need more trees to decrease the noise from the highway. Is there a plan to add more trees?

Answer: It's the city. Call 311 and let them know to add more trees. We can push to have more trees.

QUESTION PERIOD:

Question: What is the population of the Cougar Ridge Association? What are the boundaries of it? How many flower beds and flowerpots are we looking at? Fencing is a common property on the exterior of it, what are we doing about it? Lastly, on the previous financials, there is a huge drop of \$26000 in bank fees. Suggestion: We need to change to bylaws regarding the quorum for the AGM, are there any proxies?

Answer: There are about 1500 owners. There is a gap between the associations. The gap is between 85th west and 77th (only halfway). They are not part of the HOA. (Add the map). The board has an inventory and a plan on how many pots and beds. We will share it with the owners. We have a plan for that, and we will discuss it with the new board. The proxy was asked in the emails that were sent out.

Question: Are we able to have a library in the community?

Answer: The scope of the HOA is mainly landscaping. If you are looking to have a community center within the community, it will need to go through the city.

Question: Fencing around the neighborhood are barbwires. Are we able to fix that?

Answer: It will need to go through the city. Anything inside the playground, it will all be through the city.

Question: How about more activities and events for the kids? How about skating for the kids?

Answer: Last year one of the residents organized a skating rink that was very successful. The board is looking into partnering with the West Spring Association so we can have more event planning and community engagement such as winter fest. It is the reason why we need more people on the board.

Question: The minutes last year included the park and improvements in the community.

Answer: Balance between what the HOA can do and what the city can do. We also would

like some ideas for adult activities too. We need more community engagement in Cougar Ridge.

Question: Has snow removal ever happened and where?

Answer: It's going to be taken care of this year.

Question: There is a park in the neighborhood and there are dandelions all throughout the park. What can we do about it?

Answer: Call 311 and inform the city.

Question: How about the playground in the neighborhood? Which is city property, and which is HOA property?

Answer: All are managed by the city except for landscaping and signs.

Question: There are loud motorcycles around the neighborhood during midnights. What do we do with them?

Answer: Call 311 and inform them about the loud motorcycles in the neighborhood.

NOTICE OF MEETING:

The Chairman read the following Notice of the Annual Meeting which he advised had been mailed to each Unit Owner on the 27th day of September, 2023 in compliance with the requirement of and the time specified in the By-Laws of the Corporation:

WILL BE HELD AT:

PLACE: BOSTON PIZZA
DATE: OCTOBER 18, 2023
HOUR: 6:30PM

The Chairman referred to the Agenda following the Notice and indicated the meeting would be conducted per the Agenda.

READING AND DISPOSAL OF MINUTES OF LAST AGM

Moved by 110 Cougar Stone Close. Seconded by 55 Cougar Ridge Heights that the minutes of the last Annual General Meeting be adopted as circulated. All in favor. Motion carried

TREASURER'S REPORT

Presented by Angela Bagnoli. See attached Audited Financials.

The Insurance Certificate is for the Board of Directors Liability Insurance.

Question: In 2021, there was a bank charge of \$28,000 and it dropped to \$5800, What was the difference there?

Answer: We will look at it, and we will inform the owners of what the difference is about.

Question: Regarding the HOA Fee, each owner pays around \$160 HOA Fee for 1500-unit owners, how is the money getting spent?

Answer: There are units that have not paid the fees. The reason there is not much money in HOA is that owners keep forgetting to update the management company on their new ownership.

Question: What is the process for collecting fees?

Answer: We sent out many 4 notices. There is a possibility that if you are a new owner, the fee has already been paid. It comes out around May or June. The new owners need to inform the management company about the change of ownership so we can collect the fees.

PRESIDENTS REPORT

Last year at our Annual General Meeting, I reflected on my journey with working with past community members and board members alike. I saw a big job on how we could make this board more capable of delivering better landscaping, additional services, and providing an overall vision. This board is full of enthusiasm, energy, and really dedicated people. The board has engaged in fruitful conversations and extreme debates. Their passion on making our community a better place to live, thrive, and bring up our family are key drivers of why this is the best board I've worked with in recent years.

I wanted to thank to those who continue to support the community and who participated in this year's AGM.

Highlights of Accomplishments this year

1. Landscaping this year was beautiful with our main entrances to our boulevards and our potted plants. We have heard nothing but good things this year. The board has spoken extensively on how we can reduce watering and select more drought-resistant foliage, bring in more annuals, and keep our area tidy and neat.
2. Ice Rink - the Community Ice rinks were a huge success; we would like to continue to look for opportunities to get our kids and parents out. Since the departure of Martin who did a fantastic job on this, we are looking for a community member to take this on as there is a lot of work in organizing and maintaining this.
3. Establish representation of Cougar Ridge with Calgary Communities Jenny has represented the board and led the way in establishing partnerships with other Communities to further voice issues, and concerns to the city and Province. Metal tops on the fences.

4. Collection Policy The New Fee Collection Policy has been amended to better collect outstanding yearly fees. Some homeowners have not been contributing to the annual fee.

5. Refreshing Cougar Ridge -Missing Cougar -Repairing/Painting and maintaining our Fences -Changing the Cougar Ridge entrance signage. We live in the best neighborhood on the West Side. Fence around. Patching, painting, and capping. Joining the other neighborhood to joining the HOA. The Instagram account is: cougar_ridge_ra_yyc

APPOINTMENT OF AUDITORS

UPON MOTION DULY MADE BY 73 COUGAR RIDGE COVE AND SECONDED BY 31 COUGARSTONE CIRCLE. IT WAS UNANIMOUSLY RESOLVED THAT the appointment of Auditors be left to the discretion of the incoming Board of Directors.

TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF CONDOMINIUM
CORPORATION NO: 0000014

ELECTION OF BOARD OF DIRECTORS

BOARD MEMBERS

- Nadeem Haq
- Jennifer Yeremiy
- Angela Bagnoli
- Gala Pimienta
- Aja Obin
- Kameron Anderson
- Obiageli Ohaegbu
- Ron Vankeulen
- Elly Brown
- Datt Goswami

Board Election via Acclamation

ADJOURNMENT

The Meeting was adjourned at 7:58PM

CHAIRMAN

SECRETARY