

Minutes of the Annual General Meeting Of Condominium Corporation No: 0000014 Cougar Ridge Residents Assoc November 26, 2025

1. Call to order

Ronald Van Keulen (Board President) called the meeting to order at 7:12 p.m.

2. Roll call and proxy certifications

The secretary reported to the chairperson that the quorum for voting has been met per the corporation's bylaws and in compliance with the Condominium Property Act.

Quorum is 152 units. There were **149 units** represented in person and **76** by proxy, for a quorum of 225.

3. Proof of notice

The AGM notice was sent on November 4, 2025, by email and Canada post mail to all registered owners of the corporation, per the Condominium Property Act sections 26(3) and 30(3).

4. Reading and disposal of last AGM minutes

The minutes of the last annual general meeting were not adopted as circulated. The link in the AGM package was inadvertently for 2023 AGM minutes. The 2024 AGM minutes will need to be reissued and will be presented for approval at the next Annual General Meeting.

Moved by 117 Cougarstone Place SW, seconded by 46 Cougar Ridge Crescent SW.

5. Financial Report and Reserve Fund

Treasurer's Report (if applicable)

- Audited financial statements were presented as circulated in the AGM package
- There was no increase in HOA fees.
- In 2024, we only collected 83% of HOA fees.
- For 2025, 718 units have not paid their HOA fees.
- 11 Cougarstone Way SW: I had automatic payments, and they did not go through. I recommend anyone to contact FirstService to make sure the payments are going through.
- Question: 94 Cougar Ridge View SW: Why are we cutting back on landscaping?
- Answer: Ronald Van Keulen (Board President): Everyone's definition of beautification will always differ. Some people want fences, flowers, grass, etc.
- Question: (Unit Unknown) Cougarstone Square. Why is the grass not being cut in certain areas? What about the dead trees?
- Answer: Ronald Van Keulen (Board President) It is up to the city. We do not cut any grass anywhere. The city of Calgary looks after the soccer field. The dead trees are all the responsibility of the city and we cannot remove them.
- Answer: Jennifer Yeremiy (Board Member): There are limited ways we can spend the Reserve fund money. As per recommendations from two other communities, the CRRRA takes on certain responsibilities for different owners.
- Question: 67 Cougarstone Way SW: How can I find out more information about the fence?
- Answer: Jennifer Yeremiy (Board Member): Look on our website or the previous Board Meeting minutes.

- Question: 114 Cougar Ridge View SW: Where is the perimeter for the fence?
- Answer: Ronald Van Keulen (Board President): Starting at COP up to Cougar Ridge Drive.
- Answer: Jennifer Yermiy (Board Member): The project is to patch the fence on both sides.
- Question: 85 Cougar Ridge View SW: Who has gone to the city about this?
- Answer: Jennifer Yermiy (Board Member): The city has simply told us that their hands are tied.
- Question: 50 Cougarstone Close SW: The board is trying to make the fence look nice is a commendable goal. But expending the legal boundaries is outside the scope of the board. After looking into land titles, the repairs for the fence is individual owner responsibility. You are proposing taking community funds and applying them to private property. If you want to expand the properties boundaries, we would need to do a special resolution and get approval from 75% of owners. The CRRA is financing private structures. There is a restrictive covenant on the fence. This is causing harm to other owners that are now having to pay for the fence.
- Answer: Ronald Van Keulen (Board President): We are not fixing any fences until they are part of the HOA.
- Question: 117 Cougarstone Place SW: Why did we waste the time?
- Answer: Jennifer Yermiy (Board Member): We had a legal team look into this. We will need to go back to our legal team.
- 3 Cougar Ridge Green SW: Property values are based on everyone's properties. As a community, we should want the community to look good. We need to be respectful and come to these solutions as a community.
- 66 Cougarstone Circle SW: If we decide to take over these walls, how much money is going to cost to take them down and fix them over time? It should not be up to the community to pay for all these. Each unit owner should be responsible for what is on their own property.
- Question: Unit unknown: Can you summarize what the legal team said?
- Answer: Jennifer Yermiy (Board Member): Please refer to the fence policy that has been shared.
- Question: 50 Cougarstone Close SW: In May 2023 Board meeting minutes, page 4. The lawyer suggested it could be challenged.
- Answer: Jennifer Yermiy (Board Member): Other communities have done this and other communities have supported this.
- 15 Cougar Ridge Rise SW: I am new to the neighborhood. I specifically bought a unit without a fence based on my realtor's recommendation. Do we need to spend the reserve fund or no?
- 50 Cougarstone Close SW: You need a special resolution of 75% in order to add the fence. We could spend money other ways, such as beautification. There are other things we can do with the money other than fix the fence.
- 94 Cougar Ridge View SW: The previous board took some landscape money and completed weeding down the pathway. The city did not like us doing that. There is lots of extra landscaping work we could do with the money.
- 50 Cougarstone Close SW: We could also use the money for snow removal.
- 26 Cougarstone Crescent SW: I back onto the fence. Can this community association compel me to pay my share. To make the community look better, does it not make sense to keep the same color scheme for the whole community?
- Question: 164 Cougar Ridge Circle SW: What happened over the last 20 years that individuals maintained the walls and now we are trying to make it everyone's responsibility?
- Answer: Ronald Van Keulen (Board President): Nothing has been done in the fence in the last 20 years. Some owners have repaired their fences.
- 155 Cougar Ridge Manor SW: When was the last Reserve Fund Study? That is the only way we can identify how the reserve fund should be spent. The fence is on private property. The homeowner should be responsible for that repair. It is unfortunate that the city put the fence on private property. But we need to use our reserve fund based on a Reserve Fund Study.
- 98 Cougarstone Court SW. We need more information on cost (initial and ongoing), as well as liability before we put this to a vote. The developer is the one who put the restrictive covenant on the title. It would require a Special resolution to change the bylaws.

- 233 Cougar Ridge Drive SW: The cougar was stolen.
- 11 Cougar Ridge Heights SW: My property value has gone down due to the unit next to me not taking care of their property and it is a mess.
- Question: 67 Cougarstone Way SW: Is getting all the owners on the fence to bring them in the CRRA simply biting off too much to chew?
- Answer: Jennifer Yermiy (Board Member): It is not an impossible task.
- 7962 Cougar Ridge Ave SW: One way to entice the fence owners to join the CRRA is to tell them we will get more funding from the city. Taking on the restrictive covenant
- 39 Cougarstone Court SW: Thank you for the board for what they are trying to do. We all want our community to look nice. I do not feel that we will resolve the fence issue tonight. We need to keep the meeting moving.
- Question: Unit Unknown: At what point does the fence wear down so much that the city takes over?
- Answer: Ronald Van Keulen (Board President): That would be a question for the city.

Motion to rescind the Board's Fence Policy:

First: 46 Cougar Ridge Crescent SW

Second: 50 Cougarstone Close SW

Motion passed.

About 8 against.

6. Officers and committee reports – Presented by Ronald Van Keulen (Board President)

- Over the past year, the Board has navigated several significant challenges.
- We also achieved several successes that will positively influence how we move forward.
- Previous priorities centered on community beautification initiatives.
- The Board extends its appreciation to the outgoing members for establishing a strong foundation.
- Two major challenges arose this year:
 - In May 2024, while preparing legal documentation for the fence project, it was discovered that the HOA was not formally registered. The HOA was re-registered on November 4, 2024.
 - Additional compliance requirements were subsequently imposed as a result.
- An oversight by the City of Calgary prevented the HOA from accessing certain funding opportunities.
- The Board obtained legal counsel regarding the fence repairs; however, this project is currently on hold.
- The wildflower plantings received negative feedback from some residents.
- Two bronze cougar statues at the community entrance were stolen; replacements have since been installed.
- Confusion has arisen due to two different website URLs associated with Cougar Ridge; efforts are underway to streamline and clarify the official site.
- Historically, the AGM has not achieved quorum, despite this being a legal requirement.
- The Board thanks all residents in attendance for their engagement and support of the HOA.

7. Appointment of auditors

It was unanimously resolved to leave the appointment of auditors to the discretion of the incoming board of directors.

8. Election of the board

Moved by unit 50 Cougarstone Close, seconded by unit 73 Cougar Ridge Cove SW. All in favor, none opposed. Motion carried.

It was unanimously resolved that the board be comprised of 3 to 10 owners until the next AGM.

Nominees:

- Jennifer Yermiy
- Ronald Van Keulen
- Anthony Fu
- Donna Bond

- Kyle Irvine
- Ted Zizian
- Alireza Fazeli
- Harvey Moore
- Angela Bagnoli
- Jacqueline Chang
- Kobra Araghi
- Christopher Tattrie

It was unanimously resolved that nominations cease.

Moved by 26 Cougarstone Mews SW; seconded by 50 Cougarstone Close SW

9. Voting results

Having received the report of the scrutineers, here are the votes cast.

Nominee first last name	# of votes received
Angela Bagnoli	12
Chris Tattrie	67
Ron Vankeulen	76
Jennifer Yerimiy	10
Anthony Fu	76
Donna Bond	70
Kyle Irvine	77
Ted Zizian	76
Alireza Fazeli	77
Harvey Moore	73
Jacqueline Chang	69
Kobra Araghi	67

The following owners were declared elected to serve on the board.

- Chris Tattrie
- Ron Vankeulen
- Anthony Fu
- Donna Bond
- Kyle Irvine
- Ted Zizian
- Alireza Fazeli
- Harvey Moore
- Jacqueline Chang
- Kobra Araghi

10. Unfinished business

11. Adjournment: Moved by Ron Venkeuren that the meeting was adjourned at 10:18p.m.