

# Annual General Meeting Minutes

## Cougar Ridge Residents Assoc

### Condominium Corporation No: 0000014

Corporation name: **Cougar Ridge Residents Assoc A0014 CC0000014**

Date: December 4, 2024

Time: 6:30 p.m.

Location: Boston Pizza, Upstairs - 8560 8A Ave SW, Calgary, AB T3H 1T1

#### 1. Call to order

Nadeem Haq (Board President) called the meeting to order at 6:30 p.m.

#### 2. Roll call and proxy certifications

The dates set for the AGM was November 27, 2024; however, as quorum was not met, the meeting was adjourned, per the Articles of Association, until same day, same place, same start time for December 4, 2024.

December 4, 2024, the secretary reported to the chairperson that the quorum for voting has not been met per the corporation's bylaws and in compliance with the Condominium Property Act.

Quorum is 150 units. There were 25 units represented by person or by proxy. The owners unanimously agreed to continue the meeting without quorum.

#### 3. Proof of notice

The AGM notice was sent on November 5, 2024 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 be adopted as circulated.

Moved by unit 99 Cougarstone Court SW, seconded by unit 152 Cougarstone Common SW. All in favor, none opposed. Motion carried.

#### 5. Officers and committee reports

President's Report – Presented by Nadeem Haq (Board President)

- The Board is working diligently to address issues as they arise, namely registering the Corporation as a non-profit, the fencing project, and the stolen cougars.
- The landscaper for the property, Pixie Gardens Inc., has done a good job of reducing the cost of plants and completing the replanting of both annual and perennial plants.

#### 6. Financial Report and Reserve Fund

Financial Report and Reserve Fund Report – Presented by Angela Bagnoli (Board member)

- Total Assets are approximately \$437,000.00
- Total Liabilities are \$10,817.00
- The Reserve Fund has approximately \$300,000.00. It will be used to repair the fence, cover audit fees and legal fees, as well as set up of the skating rink by the Waldorf school.

#### 7. Appointment of auditors

Moved by unit 44 Cougar Ridge Place SW, seconded by unit 160 Cougarstone Court. All in favor, none opposed. Motion carried.

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 44 Cougar Ridge Place SW, seconded by unit 39 Cougarstone Court 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:

- Angela Bagnoli
- Gala Pimienta
- Jennifer Yeremiy
- Kameron Anderson
- Obiageli Ohaegbu
- Ronald Van Keulen

## 9. New business/questions

- **Question: Unit 160 Cougarstone Court SW: Will the pathways by the rink be plowed?**  
Answer: Jennifer Yeremiy (Board member): The City does the plowing of the snow everywhere except near the metal posts.  
Answer: Ronald Van Keulen (Board member): Walkways are a safety issue, so the city prioritizes plowing the snow.
- **Question: Unit 39 Cougar Ridge Close SW: Who is responsible for plowing the walkways on Paskapoo Drive?**  
Answer: Ronald Van Keulen (Board member): The city determines this to be owner responsibility, therefore WinSport is responsible. The city hasn't done it in around 2 years. If you see any issues on Winsport's property, you can reach out to WinSport security, and they will take care of it. The phone number for their security is 403-247-5454. They have security cameras as well.
- **Question: Unit 3 Cougar Ridge Green SW: Can we engage WinSport for access to the road? There are safety concerns and a lot of traffic near the complex due to WinSport.**  
Answer: Ronald Van Keulen (Board member): WinSport recommends that you contact the non-emergency police line to bring these issues to their attention. If enough residents report speeding and traffic issues, they will set up a traffic camera.
- **Question: Unit 3 Cougar Ridge Green SW: Can Winsport address their traffic another way rather than offloading it onto the police?**  
Answer: Ronald Van Keulen (Board member): We will be reaching out to Winsport in regard to this.
- **Question: Unit 126 Cougarstone Close SW: Does the pathway between the ice rink and the field get plowed?**  
Answer: Jennifer Yeremiy (Board member): This is the responsibility of the city. You can call the city (311) or reach out to 311 online as well.
- **Question: Unit 97 Cougar Ridge Close SW: Have there been any discussions of building a community-run skating rink?**  
Answer: Jennifer Yeremiy (Board member): First we need to do the fence (addressing the fence west of 85th Street first), then we need to go door knocking to get people to join the CRA to complete the entirety of the fence. We will need to fundraise and determine an appropriate location for the community rink.  
Answer: Ronald Van Keulen (Board member): We can also lobby the province for funding. We also need to keep in mind that having boards around a skating rink opens the door to safety issues and vandalism.
- **Question: Unit 97 Cougar Ridge Close SW: How can we generate interest for this?**  
Answer: Ronald Van Keulen (Board member): We could also hold a community BBQ to build interest.
- **Question: Unit 139 Cougar Ridge Close SW: Are the trash cans city responsibility?**  
Answer: Nadeem Haq (Board President): Yes, call 311 for garbage overflowing, vandalism, etc.
- **Question: Unit 6 Cougar Ridge Rise SW: City mowers knocked the veneer off some posts, and I have called 311 with no luck.**  
Answer: Ronald Van Keulen (Board member): Hold onto the veneers in the meantime so they can be replaced when the fence is repaired. Regarding the fence, we have chosen a color that will be painted on the section of

the fence going up 85th street from Paskapoo Drive on the west side after the 4 way stop. There is a sample here for everyone to look at. Please take a look and let us know your feedback.

- **Question: Unit 166 Cougarstone Close SW: Are we increasing the height of the fence? Are there any bylaws that specify height of the fence, considering the traffic from Stoney Trail?**

Answer: Ronald Van Keulen (Board member): We are just fixing, painting, and capping the fence (capping refers to everything metal on the stucco parts to prevent water damage as stucco is a porous material). We will not be changing the height, as it meets the requirements.

Answer: Jennifer Yereimiy (Board member): We are also planting more trees which will help with this.

## 10. Adjournment

Moved by unit 44 Cougar Ridge Place SW, that the meeting was adjourned at 7:13 p.m.

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