

2010 WSFHOA ANNUAL GENERAL MEETING

Thursday October 28, 2010

Calgary Co-op Meeting Room, 917 - 85 St SW, Calgary, AB

Att: 48 votes - 15 Home Owners, 33 mail-in proxies (8 from Landstar/G. Mylonas).

- Call to Order at 7:05pm by President Roy Remus, noted have met 10% quorum (36). Short welcome to attendees followed by Director introduction, noting Directors lost thru the year due to moves and other issues. Past year we overcame challenges from construction access issues, a very cold wet summer, increasing graffiti, a civic election and WSFHOA budget funding shortfalls due to low fee payments to have great flower beds & signage while improving communication with a new website, a new email address and VOIP voice mail systems.
- 2009 AGM Minutes were reviewed, discussed and approved as submitted (1-SJalving, 2-DVandegriffe,AIF).
- Reports of Directors
 - Landscaping (P Kirk) - continued with contractor Passionate Gardener / Kate Kennedy; due to harsh 2009 fall & winter had to replace a few perennials, set 33 flats of annuals as fill & color in 10 median beds and 3 entrance feature beds - none this year in WSPlace Island - plus soil adds, fertilizer, key weeding and new spring bulbs planted in front beds. Total 2010 expense forecast at \$6k after final invoices are received. Discussion followed including use of native hardy plantings, proposed use of blood meal to reduce rabbit problems, 2008 vehicle-damaged city tree at WSG, current problems with Black Knot on the City-owned & the WSFHOA-maintained Schuberts; info handouts provided on Black Knot.
 - Irrigation & Hard Assets (M Perkin) - continued with contractor Carlson Irrigation to handle irrigation maintenance, regular mowing and flower bed weeding, minor nonroutine repairs due to curb & sidewalk replacements, added u/g valving to handle erratic City water shut-offs, removed tree stakes along OBCR and weeded WSW back lane against Firehall/Quintera ppys. Irrigation system has been blown out for winter now and will confirm City shuts their side off this year (Carlson now has the "key" tool). Reduction of herbicide and weeding saved \$1500 due to funding problems. Minor entrance signage repairs required due to graffiti handled inhouse. Total expenditures forecast at approx \$22k for 2010. Discussion recommended we pursue City / Enmax for WSW lane weeding next year - call 311? Also confirm who is responsible for shovelling ingter-block walkways as City told S&P Bednar not to touch theirs - Matt will find out.
 - Finances (D Vandegriffe) - biggest success is collection of \$18k of back dues to date at a cost of less than \$1k including lawyer fees, 2 mailouts and related administration costs, leaving \$15k in long overdue fees to collect; Home Owners can now use PayPal to pay fees (link on website); the website and our voice-mail has helped resolving property transaction fees; our capital reserve fund balance of \$2500 is in a GIC at CIBC but we need to increase it to 50% of our capital asset base of \$100k (entrance signage, trees & feature walls, irrigation system, rail fences and flower beds) plus have some reserve to handle our continuing fee payment shortfall - our Directors have resolved to target 10% of fee revenues towards that capital reserve. The 2009 AGM's directive to send fee invoices earlier were key to weathering our cash reserve shortage as was our very late spring delaying some

landscaping expenditures. Reviewed 2011 Budget in detail. Discussion ensued on how to increase our cash reserves for capital replacement & expenditures by collecting more of the longterm delinquent fees as well as increasing the fee level to keep pace with inflation.

- Collection - lawyer estimated \$130 / home plus legal fees to register back-fee liens on ppy titles and this would need annual updates for those who continue to be delinquent; also proposed we publish a list of delinquents with AGM minutes; no motions.
- Fees - increasing from \$100 to \$125 would cover anticipated inflation, historical 23% annual fee non-payment and achieve the 10% (\$3600) contribution to our capital reserve in 2011; no motions.
- Financial report accepted (1-Irving Jalving, 2-Shirley Sharp, AIF).
- Old Business (R Remus)
 - website has been constructed and is a key resource for property sale lawyers and those interested in our development;
 - graffiti issues helped by relationship with Goodbye Graffiti company who flag all tags and initiate repairs by email;
 - Morrison stone walls see more stones falling off with aging - are responsibility of owners;
 - potentially unsafe lighting and traffic at OBCR/WSG intersection has been greatly worsened by City destruction on OBCR but may be resolved by Statesman's development construction starting on north side of OBCR;
 -no motions for action.
- New Business
 - 2011 fee increase - only 77% have paid current 2010 fees so far; discussion...
 - propose increase \$25 to \$125 based on CPI increase from 2001?
 - also increase overdue interest rate?
 - should we hire a Property Management company, esp if we have continued limited volunteers?
 - Collection to focus on worst offenders - 12 have not paid since Day1
 - Q: would like a bigger turnout to resolve - but we did all reasonable effort (newsletter, much signage, one-to-one invites) to publicize and get turnout this AGM.
 - Motion1 to defer fee increase & hiring a property manager to a Special Meeting (1-Linda McLaughlin-sb Ken Sharp?, 2-P Kirk, AIF).
 - Motion2 to continue with legal help to pursue collection of 12 worst offenders with max add'l cost exposure of 50% of overdue fees(1-LynnRussell, 2-Pbednar, AIF).
 - Black Knot on 29 Schuberts between rail fences & sound wall on OBCR - got \$1235 quote to prune; trees are on defined enhanced facilities but are on HO property and Landstar may not have FAC as yet that is required for WSFHOA to handle; Motion to defer decision to above Special Meeting (1-Sbednar, 2-LynnRussell, AIF).
 - Presentation by Miriam Voloshin on behalf of West Springs School Association fundraising \$250k for a playground for the new school; City/CBE does not build playground so looking for private donations; WSFHOA unable to donate due to restricted mandate and no discretionary cash. ...No motions.
 - Community Garden potential? WSFHOA does not own any property. No motions.
 - Architectural controls for Morrison Homes - who enforces? No motions.
- Election of (7) 2011 Directors - discussion and volunteers elected by acclamation:
 - President - Matt Perkin - since declined, Roy Remus will continue

- VP - (no candidates put forward)
 - Treasurer - (no candidates, David will continue for 1 month max)
 - Landscaping, Irrigation and Hard Assets - Patricia Kirk
 - Social/Entertainment - Jim Doikas, assist by Shari Remus to do 1 BBQ
 - Special Projects - (no candidates)
 - Past President - Roy Remus (but due to MP's resignation will continue as President)
 - Auditors - Adina Popa, Don Burns.
- Meeting was Adjourned at 9pm (1-Irving Jalving, 2-Matt Perkin, AIF)

slr,rar