

**WEST SPRINGS FARM  
HOMEOWNERS ASSOCIATION  
EXTRODINARY MEETING  
MINUTES**

**May 5, 2004 7:00pm**  
**Ripley Ridge Retreat**  
**Paskapoo Room**  
**430 - 85 Street SW**  
**Calgary, Alberta**

Type of meeting: Extraordinary Meeting

Note taker: Judy Cox

Attendees: Glenn Martin (Director) - Landstar, Jim Kearns - Landstar, Judy Cox - Landstar,  
Alderman Craig Burrows, 19 West Springs Farm Households

**Agenda**

Call to Order  
Introductions  
Background Information re: Homeowners Assoc.  
Reading of Previous Minutes  
New Business  
Turnover of the Association  
Homeowner Fees  
Discussion  
Other Business  
Adjournment

# WEST SPRINGS FARM HOMEOWNERS ASSOCIATION EXTRORDINARY MEETING

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Paskapoo Room  
430 – 85 Street SW  
Calgary, Alberta

## 1) Call to Order

- a) The meeting was called to order by Glenn Martin
- b) Quorum was established as defined in the Bylaws

## 2) Introductions

## 3) Background Information

- a) History of the Homeowners Assoc and it's purpose, what areas are included
- b) What areas are ready to be turned over to the Association
- c) A copy of the Special Development Agreement to be sent to interested parties
- d) An inventory of the Enhanced Facilities will be compiled

## 4) Reading of the Minutes from the Annual General Meeting

## 5) Turnover of the Association Discussion

- a) General discussion followed with a number of points being raised. There was a concern about park completion. The West Springs Owners Group was explained and it's function. Alderman Burrows explained that park completion funding was not approved by the City last year but is expected this year. There was a general feeling that the Residents of West Springs Farm were not ready to take over the Association until issues brought forward at the meeting were addressed. It was suggested Residents not pay the invoiced fee at this time. There was a concern the park and multifamily sites were being used as a dump. A discussion regarding Architectural Guidelines and how long they endure. There is an instrument registered against all titles in West Springs Farm which enables the Association to collect the yearly fee and to ensure architectural details are not changed (ie: fencing, satellite dishes). The following list of concerns was put forward for action and determination of whose responsibility each item should be. It was suggested a new board be formed to work with the Developer and City to address these issues as we move forward to turnover. Another meeting will be planned for approximately 1 month from this date.

- Level the dirt piles in the park
- Install no dumping signs in the park and on vacant lots of West Springs Place
- Asphalt repairs on West Spring Court
- Repair broken sidewalks and walkways throughout the neighbourhood
- Trees with Black Knot disease to be replaced
- Put perennials in the gardens on West Springs gate
- Clean up fence area on Old Banff east of West Springs Gate
- Fix wild spraying sprinklers on Old Banff Coach Road Boulevard
- All laneways to be finished with wood chips and shrubs as promised by Landstar
- Old style mail boxes were to be installed on homes
- Remove garbage from empty lots and level as necessary
- Light standards are leaning in walkways
- Possible storm drains to be installed in laneways
- Solid fence on Old Banff Coach Road east of West Springs Gate to be similar to the fence west of the West Springs Gate
- Install gate in the above mentioned fence

- Storms drains on West Springs Place if required
- Plants in garden on island at West Springs Place may have winter kill
- Both light standards on walkway between 34 and 38 West Springs Road encroaches owners property. (Shines in windows and backyard. Install a shield and smaller light.)
- Water feature supposed to be on West Springs Place Island
- Who is responsible for shovelling sidewalks on Old Banff, east and west of West Springs Gate?
- Reflecting road sign indicating sharp left turn at end of West Springs Gate and start of West Springs Place
- Barrier at above mentioned intersection would be unsightly and perhaps not required.
- Ensure all posts in walkways are capped
- Noise on Old Banff Coach Road

**6) Meeting Adjourned**