

WEST SPRINGS FARM HOMEOWNERS ASSOCIATION EXTRAORDINARY MEETING

April 6, 2005
7:00 PM
Free Methodist Church
742 – 85 St SW
Calgary, Alberta

Type of meeting: Extraordinary Meeting

Note taker: Judy Cox

Attendees: Glenn Martin Landstar
Judy Cox Landstar
29 Households

Don Binns City of Calgary
Earl Strueby City of Calgary

Agenda

Call to Order confirmation of quorum

Introductions

Background information of the West Springs Farm Homeowners Assoc.

1. formative purpose
2. empowerment of homeowners
- 3.** City contribution

Discussion

Confirmation of quorum

Turnover of the Association

Resignation of Developer Board in favor of Homeowner Board

Adjournment

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Call To Order

The meeting was called to order at 7:10pm by Glenn Martin

Conclusions:

Action items:

Person responsible:

Glenn Martin

Deadline:

Introductions

Discussion: Glenn Martin introduced Don Binns and Earl Strueby from the City

Conclusions:

Action items:

Person responsible:

Glenn Martin

Deadline:

Background information of the Association

Discussion: Glenn Martin gave a brief history as to how and why the West Springs Homeowners Association was formed.

Don Binns gave an explanation of the levels of maintenance service the City would provide. The Assoc would only be responsible for areas with a Final Acceptance Certificate indicating the Developer has fulfilled his obligations with the City as per the Development Agreement. If the Assoc wanted an enhanced level of maintenance service they would then negotiate an agreement with the City. The funds to pay for the enhanced level of service would come from the \$100 per household levy. Mrs Sharpe addressed the group with her understanding of the difference between maintenance under the Development Agreement versus Assoc maintainance. It was her recommendation not to take over the Assoc citing lack of enthusiasm of homeowners in general, liability and accounting issues as her reasons. Mr Pada suggested it would be in their best interests to take control of the Association as it is a vehicle with which to bargain with the City for the enhanced level of maintenance they could provide to West Springs Farm. Don Binns commented that in the future if the the Assoc decided to withdraw from the agreement they could do that without penalty. Don Binns further explained the role, function and limitation of the Assoc and that the agreement would only be for land maintenance only and not deficiencies or capital items.

Conclusions: Glenn Martin asked the group to vote on the turnover of the Assoc to the Homeowners from the Developer.

Action items: Greg Pada made a motion to assume control of the West Springs Homeowners Association from the Developer. Motion seconded by Stephen Hoffort. 14 in favor, 12 opposed, the Developer (holding 92 votes) voted according to the wishes of the majority. Motion Carried.

Person responsible:

Deadline:

NEW BUSINESS:

Turnover of the Association

Discussion: As the majority of the group decided to assume control of the Assoc. Glenn Martin then asked for volunteers for the Board of Directors. The following people volunteered to stand for office.

Greg Pada - 155 West Springs Place SW, Ernest Nycz - 143 West Springs Place SW, Stephen Hoffort - 51 West Springs Way SW, Roy Remus - 160 West Springs Place SW, Terence Verity - 136 West Springs Place SW, Greg Leach - 78 West Springs Way SW.

Conclusions:

Action items:

Person responsible:

Deadline:

Adjournment

Discussion: Glenn Martin moved the meeting be adjourned.

Conclusions:

Action items:

The meeting was adjourned at 9:45pm

Person responsible:

Deadline: