

West Springs Farm Home Owners Association
2006 Annual General Meeting

7:00 pm Thursday November 2, 2006
West Springs Free Methodist Church
742 – 85 Street SW
Calgary, AB (Phone: 249-2838)

In Attendance:

Board Members: Greg Pada, Stephen Hoffort, Joanne Krywolt, Terence Verity and Roy Remus
Seven Association Members

1. Call to Order by Greg Pada at 7:05 pm

2. Greg Pada – Welcoming remarks

Reviewed WSFHOA mandate and history.

Reviewed minutes of 2005 AGM that transferred direction of the WSFHOA to homeowners; noted an earlier attempted Mar16/06 AGM was not an official meeting due to insufficient attendees.

A proxy form was distributed in September with the annual invoices. Forty-two proxies were received for members not in attendance which provided a quorum for the 2006 AGM.

Reviewed status of the turnover and maintenance of FAC Lands.

Discussed outstanding dues and the pro's and con's of ARC (dues) collection by the City. This would require a number of associations to group together which might result in revenues being used outside West Springs Farm.

3. Stephen Hoffort – 2005 Financial

Reviewed Treasurer's report for the 2005 year end.

4. Joanne Krywolt – 2006 Financial YTD

Reviewed 2006 interim financial report – 40% of homeowners have paid dues for 2006

\$4K landscaping cost year to date with Edge Landscaping as provider; summer 2006 was under budget; paying by actual mowing and maintenance activity during our wet spring weather meant a low number of visits were required. Consensus was that Edge does a good job and provides excellent value. Forecast a \$27K year end surplus; cash flow has been adequate but uncollected dues are still a concern given that we expect the remainder of the lands to be FAC'd shortly resulting in a large increase in expenses. Outstanding dues are collected on sale of a property.

Ad hoc discussion followed on landscaping, trees on the Gate, the sportsfield pathway as well as dogs and animal control.

5. Terence Verity – Landscape Report

Perennials and bushes were installed on the median on West Springs Gate to replace annuals.

The sprinkler system is managed by Edge Landscaping and has now been maintained for winter.

End flags will be placed on the islands on West Springs Gate to prevent damage by City snow removal.

Discussed the Firehall alleyway and general maintenance issues in the alleyways.

West Springs Court alleyway "Unistone" requires maintenance.

6. Roy Remus - FAC Status update

Reviewed expectations to have remaining land FAC'd in 2007 – OBCR between WSGate & 73 St and the WSP island. Noted that removing the plastic fencing between the sound wall and Old Banff Coach Road would assist in landscape maintenance once it is FAC'd so will be studied.

The island on West Springs Place was rejected by the City but anticipate it to be approved within the year; a plan needs to be devised for maintenance of this area. The sportsfield has been taken over by City Parks in fall/06 and irrigation blown out by them; it will be properly maintained for irrigation, weed control and fertilization next year.

7. Election of Officers:

The board was elected by proxy and confirmed by all in attendance.

President	Greg Pada
Vice President	Stephen Hoffort
Treasurer	Joanne Krywolt
Landscaping	Terence Verity
Special Projects	Roy Remus

Greg Prada made a call for board members. After discussion, Marlene Fournier nominated Peter Jackson who was elected Secretary.

Secretary	Peter Jackson
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8. New Business:

There was discussion about the schedule for possession of the new townhomes "The Residences" on 73 Street. It was noted that WSFHOA dues will be collected by the condominium association which will ensure timely payment.

9. Move to Adjourn was made by Joanne Krywolt and seconded by Terrence Verity. Meeting adjourned at 8:20 pm.