

West Springs Farm Home Owners Association
2008 Annual General Meeting

7:30 pm Thursday November 19, 2008
West Springs Free Methodist Church
742 – 85 Street SW
Calgary, AB (Phone: 249-2838)

Attending:

2008 Board (6): Greg Pada, Roy Remus, David Sandbrand, Shirley Sharp, Debra Wong.
Members (8)
Proxies (68)....total votes 82.

1. CALL TO ORDER & confirmation of 10% quorum of 270 sold homes - Roy Remus
2. 2007 WSFHOA AGM MINUTES: of October 24, 2007 read and discussed – Roy Remus
MOTION: to accept minutes as read, by Irving Jalving; 2nd: Geraldine Block; all in favor.
3. LANDSCAPING: report on 2008 planting, improvements, maintenance & costs – Shirley Sharp
 - discussion on WSGate condo retaining/feature wall, Board to ask Landstar to quote on repairs and review for cost-sharing;
 - discussed changes to landscaping model, getting input from members;MOTION: have John Winterdyk create survey on flower bed options, by John Winterdyk; 2nd: David Sandbrand; all in favor.
_ discussed the damage done to the Association's aspen & spruce trees located behind entrance signage at #15 WSGate, the Home Owners admission they did it to improve their view and the anticipated \$10k cost to replace them.
MOTION: the WSFHOA take legal action against the #15 Home Owners to restore the trees, by Shirley Jalving, 2nd: Matt Perkin; all in favor.
4. IRRIGATION & HARD ASSETS
 - review of irrigation system repairs & problems in 2008, no major needs – Tim Carlson(Carlson Irrigation);
 - entrance signage recoated inexpensively, should be good for several years – Roy Remus
5. COMMUNICATION & WEBSITE
 - 2008 garage sale organized bt Pat Bednar successful despite rain, cold; plan to participate in Parade of Garage Sales in June 2009 - ??
 - request to plan more community social activities, George has advised Landstar will help
 - Landstar assigned their WSFarms website, www.westspringsfarm.com, and we are revising it to use it as key communication tool & information resource for the community – David Sandbrand, Roy Remus
6. CITY & OTHER ASSOCIATIONS
 - City Annual Operating Grant – subsidy now calculated by City at \$800/yr vs original estimate by City Parks of \$13,000 when we were set-up; will confirm amount is this low and will decline if so as pursuing contract will involve costs in excess of subsidy amount to conform to insurance requirements, create and get City approval for entire budget, governed by City standards.
 - West Springs Cougar Ridge – have reinstated their Home Owners Association after finding City's promised enhanced landscaping and maintenance was inadequate.
 - Board investigating synergy w/ area Associations for landscapers, maintenance, activities.
7. 2008 FINANCIAL REPORT – Greg Pada
BALANCE SHEET:

- WEST SPRINGS FARM HOME OWNERS ASSOCIATION -

2008YTD Revenue = \$34k (2007=\$28k);
2008YTD Expenses = \$28k (2007=\$18k);
2008YTD Net Income = \$ 6k (2007=\$10k).

CURRENT ASSETS:

2008YTD Cash+GIC =\$27k (2007=\$31k)
2008YTD Outstanding Dues = \$36k (2007=\$26k)

MOTION: to accept report as submitted by Don Burns, 2nd John Winterdyk, all in favor.

- discussed the \$36k in outstanding dues, including 26 Owners who each owe ~\$590 dues + interest since day1; outstanding amounts are collected on home sale but Board will solicit legal help to collect in more timely fashion; noted that Owners in arrears will bear all collection costs per their caveat on title;
- try to synchronize dues collection with City's June 30 Property Tax date, may improve collection success.
- dues could be reduced if outstanding fees were collected regularly.
- dues are reviewed regularly to ensure we do not build excess reserves above those needed to maintain and replace existing assets (\$15k entrance signs, \$30k for irrigation & trees).

MOTION: Directors will coordinate a dues collection plan, by David Sandbrand, 2nd Shirley Sharp, all in favor.

8. NEW BUSINESS

- continuing dangerous driving (excess speed, unsafe turns) on WSGate & WSWay has been discussed with 311 & City Police w/ no improvement; look into requesting speed bumps.
- MOTION: Roy to approach City Traffic & Alderman Joe Connelly to resolve, by Shirley Sharp, 2nd: Geraldine; all in favor.
- drivers cutting onto private property when accessing lanes; Shirley will see if Tim can provide large boulders to use as markers.
 - Community newsletter to go out in Q1 – promote a coordinated recycle and e-cycle day in June w/ WSCRA, advise of outstanding fees collection, website being created, garage sales, other social, dog feces.
 - Weeds on Alleyway between WSWay and Quinterra/FireStation – call 311 when gets ugly.

9. ELECTION OF OFFICERS & AUDITORS: nominations, acceptances and results as follows.

President: Roy Remus (acclamation)
Vice President: (open)
Treasurer: Greg Pada (acclamation)
Landscaping: Shirley Sharp (acclamation)
Signs & Irrigation: Roy Remus (acclamation)
Secretary: Shirley Jalving (acclamation)
Social/Comm'n: (open)
Special Projects: Debra Wong (acclamation)

Auditors: Ken Sharp, Don Burns (acclamation)

MOTION: to adjourn; by (name missing); 2nd: John Winterdyk; passed.

Signed,

Shirley Sharp (note-taker) _____
Roy Remus (President)

Rev: 2009/05/23 rar per pbednar