

**WEST SPRINGS FARM HOME OWNERS ASSOCIATION**  
**2009 Annual General Meeting Minutes**

7:00 p.m Wednesday, December 2,2009  
Calgary Co-op Meeting Room  
Upstairs, 917-85<sup>th</sup> Street S.W., Calgary. Alberta

**PRESENT:** 21 Home-Owners from 17 distinct homes plus 13 mailed proxies and George Mylonas with proxy for West Springs Village (73 sold & 19 unsold) to achieve 10% quorum (min 36).

**WORDS OF WELCOME:** President Roy Remus, welcomed everyone to the AGM, briefly reviewed the year's activities and noted our quorum requirement has been met.

**MINUTES:** The minutes of the WSFHOA 2008 Annual General Meeting were distributed and read by President Roy Remus; after discussion Irving Jalving moved to accept as read, seconded by Pat Kirk, all in favor.

**ENHANCED FACILITIES (led by Shirley Sharp & Roy Remus):**

- Old Banff Coach Rd and 73<sup>rd</sup> Street – a new Development sign and ornamental plant bed has been erected at the SE corner.
- Irrigation maintenance by Carlson Irrigation included 2<sup>nd</sup> year of pipe repairs on western Old Banff Coach Road; i.d.'d main shutoff valve, sprinkler head R&R.
- On-going City curb & sidewalk replacements – Tim Carlson will flag sprinkler heads near paint-marked repairs so City workers do not damage irrigation.
- Shirley Sharpe gave an update as to what was done to the flower beds: The Passionate Gardner, Kate Kennedy, replaced all soil to provide larger composted raised beds with more suitable local perennials; maintenance by Carlson Irrigation as before. Noted that Beds must be checked in the Spring to identify & replace any perennials that failed to survive the winter (Kate will contract again).

**TREASURERS REPORT (led by Greg Pada):**

- 2009 YTD Financials were passed out to all attending members with presentation and discussion led by Treasurer Greg Pada. YTD 2009 revenues = \$34k (2008=\$34k), expenses = \$46k (2008=\$28k) for a net income of -\$11k (2008=+\$6k). Total Assets = \$55k (2008=\$57k), equalled by Liabilities+Equity. Annual Association submission to govt is essentially ready.
- The \$37k in Total Assets / Accounts Receivable due to Outstanding Annual Fees for the upkeep of the community is unchanged from 2008 and endangers the HOA's ability to pay bills. A discussion was held regarding how to encourage those delinquent homeowners to pay their Annual fees; otherwise we will be forced to raise everyone's fees this year to meet annual expenses. On the motion of George Mylonas, seconded by John Winterdyk, it was agreed that a committee consisting of George Mylonas, John Winterdyk, David & Selena Vandegriff be created to handle these Accounts.

- If we invoice annual fees earlier in the year (May1?) this would give us the funds we need by springtime to start on the flower beds, irrigation, etc. as we are very low on cash at present. Referred to Treasurer & new Committee to make recommendation on this move.
- Clarify in invoices that the fees collected each year are for that calendar year.
- Try to ensure that all fee payment cheques be processed within a month – there have been complaints that some have been held longer.

**NEW BUSINESS:**

- Graffiti - this was cleaned up by the Association at a cost of \$1000 (contractor Goodbye Graffiti) and with the freelance help of resident Geoff Hardy who has been diligently cleaning spots that keep appearing. Geoff will continue to work with Cougar Ridge to try and solve this problem. Residents to call 311 if see any!
- Interconnecting Walk-ways (3) – have been snow-covered & slippery; snow removal is the responsibility of the home-owners on either side.
  - Ald Joe Connelly is to be contacted re having the City supply sand boxes.
- Morrison retaining walls on homeowner ppy – repair is the responsibility of the homeowner although Landstar did some work in 2009 at no charge.
- Lighting at intersection of West Spring Gate and OBCR is poor, hard to see pedestrians....contact Ald Joe Connelly to see what the plans are for this area as it will be affected by Statesman’s coming development on OBCR north side.
- 15 West Springs Gate - discussed placing a lien on ppy to recover entrance tree damages, investigate. Commented that their street-side small satellite dish is legal.
- Trees overhanging blvd sidewalks – City is responsible for trees and trimming.
- Election terms – suggested we look at doing 2 year staggered terms for Directors.

**ELECTION of DIRECTORS & AUDITORS:**

- President: Roy Remus (acclamation)
- Vice President: Matt Perkin (acclamation)
- Secretary: Alison Sparrey (acclamation)
- Treasurer: David Vandegriff (acclamation)
- Landscaping: Pat Kirk (acclamation)
  - assistance by Debra Wong (pre-mtg verbal commitment)
- Special Projects/Graffiti: Geoff Hardy (acclamation)
- Special Projects/Funding: John Winterdyk, George Mylonas, Selena Vandegriff
- Special Projects/Web Site: Michael Winterdyk – for set-up only, assistance by Shari Remus (verbal commitment)
- Auditors: Anita Patel and Sarah Newman (acclamation)

**ADJOURNMENT:**

On the motion of Greg Pada, seconded by George Mylonas, it was agreed to adjourn the meeting at 8:45 p.m.

Secretary: \_\_\_\_\_ (Shirley Jalving)

President: \_\_\_\_\_ (Roy Remus)

Dated: 2010-01-11