

Canyon Creek Estates Homeowners Association (CCEHOA)  
Annual General Meeting (AGM)  
May 3, 2022

Notice for the meeting was provided by distributing the AGM Circular for 2022, with its embedded agenda, to community members on or about April 25, 2022. The meeting was held virtually using the Zoom software application whereby a meeting invitation link was sent to community members by email where available, or alternatively, delivered in paper form to the residences of members whose email addresses were not available. Keith Bryant, chairing the proceedings, called the meeting to order at approximately 7:05 pm. There were thirteen CCEHOA members present including six of seven incumbent Directors. After discussion that adequate notice of the meeting had been provided to community members, a quorum was deemed to be present.

1. Keith Bryant noted that minutes of the May 11<sup>th</sup>, 2021 AGM had previously been circulated to Directors and to CCEHOA members. Formal reading of the minutes for the record was deemed to be unnecessary. By a motion duly made and seconded, a resolution to accept the minutes of the May 11<sup>th</sup>, 2021 AGM meeting, as distributed, was carried by the Members present.
2. It had been tabled by Jim Nieuwenburg to incumbent Directors before this AGM that the Society Annual Return for the statutory period ending April 30, 2021, including the approved financial statements for the calendar year ended in 2020, had been filed and accepted by the Government of Alberta in 2021, thereby continuing the standing of the CCEHOA as a Society, it being conditional to this AGM being held.
3. The financial statements for the fiscal year ending on December 31<sup>st</sup>, 2021, were presented by Peter Holst, in his role as Treasurer. The financial statements showed an equity balance of \$8,108 after 2021 expenditures of \$15,941. Peter reported that the equity balance had decreased by \$8,946 in 2021. Expenditures had included \$10,166 for repairing and painting the exterior of the mandated fences, to refresh their appearance since that was last completed in 2015. Expenses of \$5,399 in 2021 for maintenance of the mandated grass boulevards were higher by approximately 14 percent. Other minor expenditures accounted for \$376, and interest income accounted for \$65. The remaining cash balance included the collection in 2021 of aggregate annual dues of \$6,930 (\$6,710 in 2020) from 63 of 84 residences for a participation rate of 75 percent. This was slightly higher than the 2020 participation rate of 73 percent. The contribution rate in 2021 from the six different street segments within the community varied from 20 percent to 100 percent.
4. There was a comprehensive discussion on the sustainability of the CCEHOA. To facilitate this discussion, the AGM Circular was referenced repeatedly. The AGM Circular had been provided with the notice of this AGM. It described the extensive history of the Association, the most recent financial statements, the participation rate of paying dues by each of the six street segments making up the community, and detailed minutes of the prior year AGM. The incumbent Board had communicated in the AGM Circular that the dissolution of the CCEHOA was potentially imminent in 2023. Its continuation was described as conditional on a

substantially higher rate of participation of dues being paid during 2022, and that volunteers had to commit to serve as Directors and Officers to replace those who were retiring, including some incumbents whose notice had long been outstanding,

5. It was recognized that a variety of options needed to be settled and presented to the community. These options referred to the mandated fences. It was recognized that the scope was changing by necessity to their potential replacement in the near to medium term, after more than thirty years of executing a maintenance only agenda pursuant to the bylaws of the CCEHOA.
6. A planning discussion ensued. It was decided that the Board would meet soon to discuss and prepare options. Many ideas were discussed toward motivating the community and developing a consensus of support and action. It was anticipated that there may be one of more meetings to be held with community members to facilitate their engagement concerning the common interests of the community.
7. No resolution was made regarding the stipulation of annual dues. Although it was on the agenda, the decision on dues was deferred to an upcoming meeting of the newly constituted Board of Directors.

The election of candidates to the Board of Directors was done informally. The Board was substantially reconstituted. Returning incumbents consisted of Peter Holst, Jim Nieuwenburg, and Chris Tworek. Newly elected Directors included John Kittell, Gunther Kruger, Patsy Lockey, and Linda P. Walker. John Kittell was appointed as President, Gunther Kruger assumed the role of Treasurer, and Jim Nieuwenburg was continued as Secretary. All members present agreed with the revised slate of Directors and Officers. The outgoing Directors and Officers were thanked for their lengthy service, particularly Keith Bryant as Director and President, as well as Bruce Gilbert and Wayne Cathcart as Directors. The list of Directors just elected, and their contact information, are attached to these minutes.

As there was no other business arising, the meeting terminated at approximately 8:45 p.m.

Chair of the AGM      Keith Bryant

Secretary              Jim Nieuwenburg

