

Canyon Creek Estates Homeowners Association (CCEHOA)
Town-hall and Annual General Meeting (AGM)
May 15, 2023

Notice was provided by distributing the agenda for the town-hall meeting. It was sent to people connected to home addresses which are situated within the jurisdiction of the CCEHOA. The notice was issued approximately two weeks before the meeting date. The agenda was later changed to include a routine AGM matter. The town-hall meeting and the AGM were held in person at Woodgreen Presbyterian Church at 12777 Candle Crescent SW, Calgary AB.

John Kittell, as President and Director, chaired the meeting. It was called to order at 7:10 pm. There were approximately 30 people present, including six Directors. All participants were known or assumed to have a connection to a home address situated within the jurisdiction of the CCEHOA. A quorum of Members was determined to be present. Membership was defined by Directors later in the meeting, for the purpose of voting, to be those who paid their 2022 dues.

1. John welcomed participants and introduced the purpose of the meeting. He supplied a list of topics to be covered ([meeting agenda](#)). Each of the Directors present introduced themselves and verbalized a short biography of their residency and role within the CCEHOA.
2. John described the urgent situation concerning the condition of community fences. He clarified that the scope under our bylaws is limited to those fences connected to brick posts and which face on to city streets, as they were installed by the original property developer. John clarified that these community fences are located and owned on private property. He explained that these fences were in no condition to be maintained anymore and would soon have to be replaced. He described the role of the CCEHOA in maintaining the community fences, but that Association bylaws excluded the responsibility for replacement. John said that the purpose of the town-hall meeting was to provide relevant information and to solicit feedback towards finding a community solution to replace the fences.
3. [For reference, readers of these minutes are referred to the AGM circular for the previous meeting in 2022 ([2022 AGM Circular](#)) That document provided a comprehensive history of the CCEHOA, its relevant bylaws, clarified who owns the fences, described who benefits from the fences, and listed some criteria for moving forward. Readers may also review a visual photo report on the fences as of last year ([defined areas](#)). The detailed minutes for the meeting in May 2022, as approved by the Board and previously distributed, may also provide important context ([2022 minutes](#))
4. Gunther Kruger, Treasurer and Director, presented the financial statements for each of the two preceding calendar years ending in 2022. Net income for 2022 was \$203 on revenue of \$6,125 and expenses of \$5,922. Members Equity at year-end 2022 was reported to be \$8,360. Participation in dues was shown to be 60 percent, which was described as low compared to the historical average of 70 percent. The budget for 2023 showed an expectation of a \$1,000 surplus, assuming annual maintenance dues of \$125 per year, and a participation rate of 85 percent as per the target established by

the Board in 2022. Readers may refer to the financial statements at ([financials](#))
John informed the meeting that a new landscaping maintenance contract had been negotiated. It resulted in an approximate halving of the contract cost, amounting to thousands of dollars in savings, attributable to a competitive bid process and a more refined definition for the scope of work on community lawns.

5. Linda P Walker, a Director of the CCEHOA, described her experience living in the community for over 30 years, dating back to nearly its outset. She described her efforts to establish and nurture various community gardens as a volunteer. She acknowledged assistance from other member volunteers including for the recent refurbishment of the Candle Court juniper bed at its entrance. Linda explained how the Association looks after the maintenance of certain lawns such as the small park and behind the community fences. Her main theme was that pride of community was motivating and rewarding, increasing the appeal of our neighbourhood.
6. Chris Tworek, a Director of the CCEHOA, summarized property metrics as provided to him by Sylvia Smith, describing her as a former resident of the community and a well-known real estate salesperson. He advised that the average market value of homes was \$1.2 million, amounting to \$100 million for the community in aggregate. He relayed that property values had appreciated by 2.5 times over 20 years, attributable to highly attractive amenities and features that he listed and implored were needing to be preserved. He described the annual CCEHOA dues as absurdly low compared to comparable communities that were surveyed. He provided a five-year historical graph of revenue and expenses showing that a small positive margin had been experienced in every year except in 2001 when much of the accumulated surplus was depleted by repairing and painting the fences. Chris described this as the typical pattern for many five-year periods previously. Readers may view the report in detail at ([house values](#))
7. A pair of professionally prepared quotes for the cost to replace the community fences was distributed. Jim Nieuwenburg, Secretary and Director, then presented a fence funding analysis assuming a replacement cost of \$120,000. He showed a range of sensitivities for the annual cost per participant over an assumed period of five years. This had been calculated to vary depending on the Participation Rate and on the Cost Share. The cost was shown to vary between \$286 per year (identical Cost Share) and \$1,500 per year (No Cost Share), assuming a Participation rate of 100 percent, where Cost Share was defined to be the proportion of the community fence replacement cost that was assumed to be borne by the community fence owners. It was clarified that the Identical Cost Share scenario assumed that the community fence owners would pay the same annual cost as everybody else. Another example of a 50 percent Cost Share was provided yielding an annual cost of \$176 per year for those who do not own community fences and \$750 per year for those who do own community fences, assuming a Participation Rate of 100 percent. Sensitivities were provided for Participation Rates of less than 100 percent, which were shown to raise pro-rata costs proportionally.

Jim illustrated a potential return on investment for replacing the community fences. This was based on the perception of estate value that is attributable to a common standard of high quality fences within the community. Jim estimated a potential return on investment of 146 to 310 percent, depending on the Participation Rate.

Jim stipulated that the Board was seeking feedback before making any recommendation. He emphasized that the examples presented of Cost Share and Return on Investment could not be imposed or relied upon. He explained that moving

forward would require an acceptable level of community consensus to be obtained. In the question-and-answer session that followed the presentation, Jim and other Directors acknowledged that protocols would need to be defined for fence replacement funding, contracting, governing the project, and for obtaining consent from community fence owners.

A detailed spreadsheet for the fence funding analysis was handed out to meeting participants. The fence funding analysis is now available to all at [fence analysis](#).

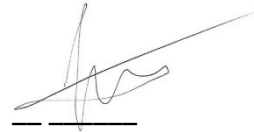
Several comments of appreciation and support were made by participants, referring to the concept of replacing the fences, the fence funding analysis, and about the efforts of Directors on this project and in general.

The election of nominees to the Board of Directors was done by way of a show of hands by Members only. The Board was elected as nominated. Returning incumbents consisted of John Kittell (President), Gunther Kruger (Treasurer), Jim Nieuwenburg (Secretary), and included Patsy Lockey, Chris Tworek, and Linda P. Walker. Most Members present voted in favor, and no Members were identified to be opposed to the nominee slate of Directors. Volunteers were also invited to join the Board upon election, but none identified themselves for consideration. The listing of current Directors and their contact information is available at "XX at www@ccehoa.ca.

The meeting ended at approximately 9:00 p.m.

Chair of the town-hall and AGM

John Kittell



Secretary

Jim Nieuwenburg

