

Canyon Creek Estates Homeowners Association (CCEHOA)  
Annual General Meeting (AGM)  
May 15, 2024

Notice was provided by distributing the agenda for the Annual General Meeting. It was sent to people at their home addresses situated within the jurisdiction of the CCEHOA. The notice was issued approximately four weeks before the meeting date. The AGM was 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 7:00 pm. There were approximately 30 people present, including six Directors. A quorum of Members was determined to be present. Membership was defined to be those who paid their dues for 2023.

1. John welcomed participants and described the agenda for the AGM. Each of the Directors present introduced themselves and verbalized a short biography of their residency and role within the CCEHOA. They each described their specific activities, including replacing and maintaining outdoor garden assets, and administering the Society. John summarized some notable accomplishments for 2023.
2. Gunther Kruger, Treasurer and Director, presented the financial statements for each of the two preceding calendar years ending in December 2023. Net income for 2023 was shown to be \$229 on revenue of \$7,375 and expenses of \$7,147. Members Equity at year-end 2023 was reported to be \$8,589. Participation in dues was shown to be 70 percent, which was up by 10% compared to 2022, while being consistent with the historical average. The budget for 2024 was presented with both revenue and expenditure expected to be \$8,000. The participation rate for annual dues was assumed to be 75 percent. Annual dues were assumed to be held constant at \$125.
3. John described the need to replace the community fences, being those fences between the brick posts along Elbow Drive and along upper and lower Candle Crescent. He clarified that the scope of our bylaws is limited to only those fences which are connected between the brick posts and only those sections that face the city streets, as they were installed by the original property developer. John stipulated that these bylaw fences are owned and located on private property. He explained that these bylaw fences were in poor condition and could not be maintained anymore. John stated that the CCEHOA had maintained the bylaw fences, but that the bylaws exclude responsibility for their replacement. He referred to the town hall meeting held concurrently with the AGM last year when a range of funding proposals was presented. He stated that 60 percent of the replacement cost was now assumed to be borne by those members with bylaw fences on their properties, while 40 percent would be borne by all other members.
4. John reiterated several criteria for funding the bylaw fence replacement project. A primary condition was stated to be the unanimous participation by the bylaw fence owners. He explained that this criterion would ensure that all the bylaw fences would be replaced with the same design. He stipulated that all bylaw fence owners would have to be members, defined as having paid their annual dues. For those fence owners who have not been members, John indicated that good faith would need to be demonstrated

to the Board by such bylaw fence owners “catching up” on several years of annual dues.

5. John described the status of support among bylaw fence owners. So far, ten of sixteen bylaw fence owners were reported to have agreed in principle to participate, while one bylaw fence owner had not yet fully committed. The remaining five bylaw fence owners had been difficult to contact, it was reported, despite many attempts to do so. The issue identified was in reaching the actual homeowners, rather than the resident renters. While acknowledging that unanimity has not yet been achieved, there had been no negative replies to the project. Several strategies were discussed to reach out to bylaw fence owners.
6. John introduced Matt, who was described as a fence building contractor operating as House to Home. Attendees were provided with a handout which included options for replacement of bylaw fencing in wood or vinyl fencing. The handout included photos of each, and cost quotations in the range of +/- \$110,000. Matt also presented and described a mockup of a short section of vinyl fence he had built. Its attributes and advantages were discussed interactively with attendees.
7. Fundraising alternatives to member contributions were then raised. One suggestion made was to hold a casino fundraiser under an Alberta permit. Such permits were explained as being limited to charitable purposes. A rationale was provided that the intended use of proceeds for privately owned bylaw fences would therefore make permit approval unlikely. Another suggestion was whether a local improvement project for the bylaw fences could be arranged through the taxing authority of the city of Calgary. The question of applicability was identified about whether that taxing authority could apply to projects on privately owned property. While not fully resolved, there was no presumption at the meeting that an alternative to member funding of the bylaw fence replacement project would be applicable.
8. The block party already scheduled for this June 15<sup>th</sup> was discussed. It was repeated that the party was set to occur at the small community park on Candle Place, overlooking Fish Creek Park. Attendees were reminded that all those eligible to become members of the CCEHOA, and their families and/or residents, had already been invited by an earlier community wide communique. A discussion ensued, led by volunteer members residing near the party site, about arrangements and logistics.

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, with no additional nominations made at the meeting. Returning incumbents consisted of John Kittell (President), Gunther Kruger (Treasurer), Jim Nieuwenburg (Secretary), and included Patsy Lockey, Chris Tworek, and Linda P. Walker. Michael Broadhurst was also formally elected as an additional member of the Board. All Members present voted in favor, and no Members were opposed to the nominee slate of Directors.

The meeting ended at approximately 8:45 p.m.

Chair of the AGM

John Kittell, signed: 

Secretary

Jim Nieuwenburg, signed: 