

Canyon Creek Estates Homeowners Association (CCEHOA)
Annual General Meeting (AGM)
May 4, 2026

The 2026 AGM was held in person at Woodgreen Presbyterian Church at 12777 Candle Crescent SW, Calgary AB. Digital notifications were sent out one week prior to the AGM.

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 2025.

1. John welcomed participants and described the agenda for the AGM. Each of the Directors present introduced themselves and provided a short biography of their residency and role within the CCEHOA. Luke Bungay, who moved to Candle Crescent in September 2024, was introduced as the potential incoming Secretary, replacing Jim Nieuwenburg, who had advised the CCEHOA of his retirement from the Board. The remaining Directors, namely John Kittell, Gunther Kruger, Chris Tworek, Patsy Lockey, and Linda P. Walker, each agreed to serve for one or more additional years.
2. Gunther Kruger, Treasurer and Director, presented the financial statements for the two preceding calendar years ending December 2025. Net income for 2025 was reported to be \$1,969.67 on revenue of \$6,876.55 and expenses of \$4,906.88. Members Equity at year-end 2025 was reported to be \$13,009.44, with all bills paid. Participation in dues for 2025 was approximately 70 percent, consistent with the historical norm. Maintenance dues collected totalled \$6,875.00, down from \$7,875.00 in 2024 when participation had been higher in connection with the bylaw fence discussions. Gunther acknowledged John Kittell's success in negotiating landscaping contracts despite inflationary pressures, with lawn maintenance costs of \$4,404.41 representing the majority of expenditures.
3. Gunther presented the budget for 2026, which assumed revenue of \$7,876.00 based on 74 units at 85 percent participation, and expenses of \$7,000.00, including a \$5,000.00 landscaping contract, \$1,000.00 in additional landscaping, \$500.00 for special events, and \$500.00 for miscellaneous expenses. Net income was budgeted at \$876.00. Annual dues are to be held constant at \$125. It was noted that dues have not been adjusted for inflation, which has totalled approximately 33 percent over the past ten years, and that there is no inclination among members to lower the dues. Members agreed that the surplus is typically consumed every five years on fence-related expenditures and should be earmarked for future fence painting.
4. The Board agreed to purchase a Guaranteed Investment Certificate (GIC) in the amount of \$6,000.00 from the existing cash balance, having declined to do so in 2025 due to the active fence discussions and the desire to remain financially nimble. At a rate of approximately 2.5 percent, the GIC is expected to generate sufficient interest to cover annual postage and stationery costs.
5. Jim clarified that, while the ten homes on Candle Court have historically had low participation in dues, they remain members of the Association under the bylaws. The Board agreed to send invoices to those homeowners in the ordinary course, while recognizing that participation from that group has been consistently low at a 20 to 30 percent participation rate. Jim mentioned that maintenance services in the Candle Court area had been reduced recently to be more commensurate with their low participation rates in dues.

6. Linda P. Walker and Chris Tworek provided an update on the three community gardens. The other Linda Walker has agreed to look after and water the garden at the end of Candle Place again this year. Linda P. Walker and Chris Tworek continue to maintain the gardens at the north and south ends of Candle Crescent. The south garden has fully recovered after several years of replanting, while the north garden has not yet emerged due to its shaded and cooler location. Linda is considering the addition of junipers in the north garden in the fall to provide winter interest. Appreciation was expressed for Chris's diligent watering, which has been credited with the survival of recent plantings.
7. Concerns were raised about the deteriorating condition of the railway tie infrastructure surrounding one of the community gardens, particularly the protruding spikes that present a safety hazard to children. While the parkland is technically the responsibility of the City of Calgary, the Association has historically maintained the area. The Board agreed that John Kittell, as President, will contact the City's parks representative and submit a 311 request to investigate possible remediation.
8. Board member elections were conducted by way of a show of hands by Members. Luke Bungay was nominated to replace Jim Nieuwenburg as Secretary and was elected without opposition. A motion was then made to nominate the existing slate of Directors to serve for an additional year. The motion was seconded and carried unanimously, with no opposition and no additional nominations from the floor. The Board for the coming year consists of John Kittell (President), Gunther Kruger (Treasurer), Luke Bungay (Secretary), Chris Tworek, Patsy Lockey, and Linda P. Walker. Board members were encouraged to identify potential candidates for their replacement if planning on stepping down in the coming years.
9. Chris Tworek raised the matter of Shaw Classic event parking. In recent years, attendees of the Shaw Classic golf tournament had used Candle Crescent and surrounding streets for overflow parking, creating dangerous conditions, near-miss incidents, and disputes with residents. Chris and Gunther had previously worked with the City of Calgary to restrict parking, although the resulting signage was acknowledged to have been excessive and inconvenient for some residents hosting family events. For 2026, Chris will manage the relationship with the City to ensure that signage is consistent with the rest of Canyon Meadows and proportionate to the issue. Chris informed those present that he had learned that city regulations prohibit parking on residential streets for event parking such as the Shaw Classic.
10. An update was provided on the proposed Telus cell tower. The matter remains unresolved, with Jeff continuing to work with the group on procedural and consultation issues. While it was acknowledged that the tower will likely proceed, the design (specifically whether it will be a pine tree style structure) remains under discussion. No further update from Jeff had been received in recent months.
11. The Board returned to the matter of the bylaw perimeter fences. Despite extensive engagement with members during the 2024 and 2025 fence replacement initiative, voluntary participation did not reach the threshold required to proceed with a coordinated replacement program. The Board acknowledged that the existing fences will continue to deteriorate and will eventually be replaced piecemeal by individual homeowners, with consequent loss of consistency in design and appearance. The fences facing south on Elbow Drive and the side sections on Candle Crescent are in the poorest condition, while the north-facing fences remain in relatively better shape, in part due to their differing ages.

12. To explore whether other mechanisms might exist to facilitate a coordinated approach, Gunther Kruger proposed engaging Wayne Johnson of Bishop & McKenzie LLP, a lawyer recommended by his real estate contacts as having relevant experience with community associations of similar structure. The objective is to obtain guidance on the legal options available to the Association, recognizing that the Association currently has no enforcement authority under its bylaws. A motion was made to authorize expenditure of up to \$1,000.00 for an initial consultation. After discussion, including views from Jerry that the matter may be settled after insufficient support when polled and from Keith and others that exploration is worthwhile at limited cost, the motion was seconded and carried by the majority present
13. By way of recap for newer members, John clarified that the bylaw fences situated between the brick pillars along Elbow Drive and the side sections on Candle Crescent, although technically located on private property and owned by the adjacent homeowners, fall within the scope of the Association's bylaws for maintenance purposes. The original developer's bylaws contemplated mandatory fees for fence maintenance; however, the Association transitioned to a voluntary funding system several decades ago. The Association does not own the fences and cannot compel any homeowner to participate in their replacement.
14. Members provided positive feedback on the periodic email communications regarding security, lost pets, and other neighbourhood issues, and encouraged the Board to continue these communications as a means of community engagement. The Board confirmed that such updates will continue as relevant matters arise.
15. The 2024 block party was recalled as a successful community event, while the 2025 event was unfortunately cancelled due to a torrential downpour. The Board indicated interest in attempting another community gathering in 2026 and will issue a follow-up email to gauge interest and identify a volunteer organizer. A representative of Woodgreen Presbyterian Church confirmed that the church facilities, with appropriate arrangements, would be available for a community potluck or similar event.
16. Appreciation was expressed for Jim Nieuwenburg's many years of service as Secretary, and for the business acumen and quiet diligence he contributed to the Board over that period.

The meeting ended at approximately 8:00 p.m.

Chair of the AGM

John Kittell, signed: _____

Secretary

Luke Bungay, signed: _____