

**Annual General Meeting
West Rutherford Homeowners Association**

Held: The meeting was held on Wednesday, June 15th , 2011 at 7:00 pm at Ellerslie Road Baptist Church, Edmonton, Alberta.

Present: As per attached list.

Guest: Laura Blaikie and Joel Helm of Helm Property Management & Realty Ltd.

Call To Order

Laura Blaikie called the meeting to order at 7:05 pm and chaired the meeting.

Calling of the Roll - Waived

Approval of Minutes

Laura Blaikie read the minutes from the Annual General Meeting of March 8th , 2010. The minutes were accepted as presented.

Financial Report & Budget

Laura Blaikie informed the owners that West Rutherford Homeowners Association did not receive any funds and did not pay any expenses. With respect to the Budget the Board members explained that the Budget was a figure that was estimated trying to take into account any contingencies and moving forward the fees may change depending on how much will be taken on by the Homeowners Association. The Homeowners Association looks after the perimeter fence, the fountains in the ponds and the entrances to the West Rutherford.

New Business

-Concerns with respect to damage to trees and lawn. The City of Edmonton should be contacted.

-Process of choosing the management company – The Board had contacted several management companies of which some declined to submit a proposal. Helm Property Management submitted a proposal, which was accepted by the Board of Directors.

Suspension of Joel Helm – Laura Blaikie is the Broker for Helm Property Management, which fulfills the requirement under the Real Estate Council of Alberta (RECA).

-Encumbrance - Each owner has a charge on title indicating charges may apply and they should contact the registered office to ensure their fees are current.

-The developer will be involved in fence painting for the next two to three years.

Election of the Board

The following Board members have one year remaining:
Dominic Boire, Frank McIsaac and Gregf McEachern

The following people were nominated for a two year term:
Ben Arledge, Lena Jackson, Richard Chung, Sai To Wang, Gary Rudyek and John Younie.

Ed Keff moved that nominations cease. Seconded by Sharon Chung. Carried.

Adjournment

Laura Blaikie moved to adjourn the meeting at 8:30 pm.

**Summary of the Walkabout
June 7th , 2011**

13413 - Window replaced by owner/Replace Fence/Remove Basketball net

13411 – Remove satellite dish, notice for dog off leash.

13423 – Replace fence/cut grass

13433/27 - Shed needs to be finished

13421 – Remove trampoline from back yard/Replace fence

13415 – Replace fence

13419 – Car not registered in parking stall.

4216 – Replace exterior light

4318 – Remove security camera

4217 – Check tree between units

-Have trees checked throughout complex to determine if trimming is required.

-Eaves troughs leak – have contractor provide estimate