

Annual General Meeting West Rutherford Homeowners Association

Held: The meeting was held on Thursday, June 20 2013 at 7:00 pm at George P. Nicholson School, Edmonton, Alberta.

Present: As per attached list.

Guest: Paul McMorrow of Helm Property Management & Realty Ltd. and Barb Surry

Call To Order

Quinn Gillard called the meeting to order at 7:01 pm and chaired the meeting.

Calling of the Roll - Waived

Approval of Minutes

The minutes from the Annual General Meeting held on June 13, 2012 were reviewed. Elizabeth Acheson raised concerns that the minutes were missing items such as the year end, reserve fund, and website that were discussed, Paul McMorrow pointed out that the minutes do reflect these items being discussed in various sections of the minutes. Mohammad Hasan moved to approve the minutes as presented, Ahlam Balazs seconded. Carried.

Presidents Report

Quinn Gillard reviewed his Presidents Report explaining what a Home Owners Association is, what the fees go towards, what the Board does, what the management company does, and the website. There were several questions about the fees, how the amount was set, why the fees had to be paid, why the Home Owners Association existed, the management agreement, and repairs to fences.

Financial Report & Budget

Barb Surry CMA presented the audited financial statements for the year ending November 30, 2012. Barb compared 2012 to 2011 reviewing income and expenses; she noted that the accounts receivable were still a concern.

The owners were upset that the audited statements were not provided as part of the package for the meeting, many owners expressed that receiving the audit at the meeting is unacceptable and they would like the time to review the audit prior to the meeting, many owners asked that the audit be included in the package next year and several suggested posting it on the website.

New Business

Revamp Website – The owners suggested the following be looked into for the website: No registration required, maps to be posted (trails), refer to communities within Rutherford and their websites, mention no off leash dogs allowed on trails, review privacy concerns, post garbage pickup days, Q & A section, upcoming events, paint colours and landscaping requirements, section to report violations by neighbours. The

Board to obtain proposals for maintaining the website and review the feedback from the owners when site is revamped.

Benches – The possibility of installing more benches was discussed, there was little interest from any owners is pursuing, however some owners were interested in having more garbage cans installed, the Board to review.

Masonry work at entrances – Brickwork showing evidence of efflorescence, Board to have repaired.

Fence Painting – The Board advised the contractor has been selected and reviewed the schedule for year after year painting.

Architectural Controls – was discussed

Board review – The owners asked that the Board look into the following:

Fence near Johnny Bright School (needs maintenance), Review Condition of MR1 Lot, Review 121 Street between 16-17 Avenue (traffic concerns), Payment Method (any other options), Entrance at 111 Street & Ellerslie (beautify)

AGM location – Owners suggest that the church on Ellerslie would be a better location and asked that the meeting notice come from the Board not the management company. Owners suggest the month of May would be a better time to meet.

Management Agreement – The Helm Property Management contract was discussed, the Board advised they did receive other proposals and are happy with the service from Helm. The owners questioned the status of Joel Helm with RECA, trust accounts and signing authorities, the Board advised they sign all cheques and were satisfied with Joel Helm and Helm Property Management.

Election of the Board

The following Board members have one year remaining:

Pam Williams, Sai To Wang, Anny Gigeurd, and Quinn Gillard

The following people were nominated for a two year term:

Dominic Boire, Mohammad Hasan, Cheryl Soenen-Peters, Hali Yanitski, and Darlene Skiba

Dominic Boire moved that nominations cease. Seconded by Scott Ganderson. Carried.

Adjournment

Quinn Gillard moved to adjourn the meeting at 9:10 pm.