

## AGM Combined 2015 & 2016

### Directors' Report

The board would like to thank everyone attending tonight's combined AGM for 2015 and 2016 for the West Rutherford Homeowners Annual General meeting.

To say that the years 2015 and 2016 have been challenging would be an understatement and I am proud of what the board has accomplished in the last 18 months under incredible stress.

We currently have 4 board members, which include Quinn Gillard, Hali Yanitski, Roland Baranowski and me - Cheryl Soenen-Peters.

The West Rutherford HOA is a private, not-for-profit association operating for the long-term benefit of its member residents that was originally put in place by the area developer to maintain our area. We are governed by a volunteer Board of Directors, elected by fellow residents at the Annual General Meeting. All of the board positions are voluntary, unpaid and require a high level of commitment and in the last couple years incredible tenacity to weather the storms that have prevailed.

Membership to the WRHOA is automatic and mandatory for owners of all properties within West Rutherford, which means there are restrictive covenants and encumbrances registered on all lot titles.

The West Rutherford HOA provides:

- 1) maintenance to the green perimeter fence around the entire area and any fencing that borders onto public walkways within the perimeter
- 2) owns and maintains the fountains within the pond, but not the pond itself, or the pond area as that is city managed property.
- 3) maintains the entry markers and landscaping around the entrances of 119<sup>th</sup> Street off Ellerslie Road, 15<sup>th</sup> and 20<sup>th</sup> Avenue entrances off 127<sup>th</sup> Street, which includes additional weeding and mowing and maintenance of electrical of the lit signage. There are 4 Signs (11901 & Ellerslie Road, T Intersection, 1017 Rutherford Road, 15 Ave & 127 St. SW, 20 Ave & 127 St. SW)
- 4) Maintains the brick retaining walls.

- 5) currently provides an annual budget of \$2K for replenishing doggie bag receptacles that developer installed originally.

We last had an AGM in October 29, 2015 and since then:

- 1) fired our previous Property Management company - sued them for the return of our information and files – currently still before the courts
- 2) as a volunteer board without a property management company maintained the area as required in 2016:
  - a. included finishing the fence painting,
  - b. repairing the fountain in the pond off of Rutherford Road between 20<sup>th</sup> and 19<sup>th</sup> Avenue,
  - c. dealing with electrical issues at front entrance/bulb replacement
  - d. replenishing doggie bags,
  - e. repairing the rustic fence bordering Rutherford Road
  - f. maintained the grounds keeping at our entranceways
- 3) worked on WRHOA Homeowners list, which was in disarray
- 4) after diligent research hired a new Property Management Company – Group Three effective at the end of October.

Financially, WRHOA is behind in the collection of fees because of the difficulties experienced with the previous property management, but we appear to be on the right track with Group Three and will have the situation rectified by the end of 2017.

We have not increased the HOA fees since its inception and to this day if a homeowner pays before, or on a specified date – this year August 31, 2017 the fee is reduced.

The WRHOA fiscal year runs from December 1<sup>st</sup> to November 30<sup>th</sup>. For this AGM – we have audited financials for 2015 and unaudited financials for 2016, which will be explained by Barb Surrey. Our reason for having a combined AGM is to help us as an association hit a reset button and to allow us going forward to have our AGM's as early in the year as possible.

This will permit us to have the collection of the annual fees at the beginning of the year rather than at the end of the year, which historically has been the case and an issue.

Our hope is that next year, our AGM will be as early in the year as possible to have audited 2017 statements and the deadline for collection of 2018 fees to be

by the end of April, or May next year rather than the latter part of 2018. – This will be discussed by the new board – as G3 thinks that August 31<sup>st</sup> is a good date for an early incentive deadline as it is now. We need to have one date going forward for Residents.

In the upcoming year – once the weather is good – our plan is to look at the fences within the area and ensure that they meet the standard that has been set by the developer within our encumbrances, which includes, but not limited to paint colour and fence style and height. We will be issuing notices to homeowners that are not complying.

Our area is currently over 10 years old and we need to ensure that our neighbours and friends within the area are maintaining the standard that was set out legally when we purchased our homes.

I would like to say that I am sincerely very pleased with the work that Group Three has accomplished for us in ensuring that we were ready for this AGM and I am excited for the upcoming year.

I encourage anyone who has thoughts, or concerns about the area, or the HOA consider joining the board. We would love to have you.