



HOMEOWNERS ASSOCIATION

WHITEMUD RIDGE HOMEOWNER'S ASSOCIATION ANNUAL GENERAL MEETING MINUTES October 4, 2023

1. CALL TO ORDER

Meeting was called to order at 7:01 p.m.

2. Appointment of the Chair

Motion to appoint Sandra Annicchiarico as chairperson for the meeting:
Moved by: Barbara Brady-Fryer 2nd Gundeep Kang *Carried*

3. Confirmation of Quorum and notice of meeting

Sandra Annicchiarico confirmed that the AGM notice was sent out and the quorum has been reached as per the bylaws

4. Approval of the Agenda

Motion to approve the agenda as presented.
Moved by: Perry Moshansky 2nd: Barbara Brady-Fryer *Carried*

5. Approval of the October 5, 2022 AGM Minutes

Motion to approve the October 5, 2022 AGM Minutes
Moved: Perry Moshansky 2nd : Diana Mora *Carried*

6. Presidents Report

- **Reviewed HOA Board Mandate:**
 - A. To operate, maintain and repair the boulevards and open spaces in Hodgson including landscaping, lawns gardens, shrubs, trees and other plant material to a higher standard than the City of Edmonton
 - B. To operate, maintain and repair all the structural improvements assigned to the HOA by the developer United in the Hodgson neighbourhood including: the masonry pillars and walls, 3 wooden bridges and adjoining pathways, the viewing deck and concrete plaza.
- **Volunteer Directed Projects:** Cost savings effort which helps with weeding and general maintenance at neighbourhood entryways and planting of flowers and Christmas arrangements at 23 Ave and North Park entry. Six (6) new self-watering planters were purchased.
- **Overview of recent paid projects:** Landscaping- shrub trimming on walkways, masonry replacement of 30 pillar caps and 80 wall caps and an engineering estimate for repair/replacement of footbridges (3) from Associated Engineering. Structures are over 20 years old and will require close attention and increased investment into maintenance. The completed masonry wall repairs represent only 20%-25% overall.
- **Estimate cost of repairs to bridges:** over \$350,000 and does not include the viewing deck. Tearing down the bridges will also come at a cost to the community estimated to be over \$200,000. Once the board is satisfied with cost estimates, it will present options to the community.

Post Meeting Note: The HOA completed inspections of the Viewing Deck and other structures and the estimate to repair all structures is about \$500,000.

- **2024 HOA Fees:** Single family homes will be increased to \$360 annually and Condo's will be increased to \$123 annually. Historically low fees have not kept up with inflation. Approximately 1/3 of HOA members do not pay on time and about \$80,000 in unpaid dues.

Post Meeting Note1: HOA reviewed the calculation for the condo fee. The new fee is \$92 per unit for condos instead of \$123 per unit.

Post Meeting Note 2: The \$80,000 of unpaid dues is cumulative over the past 20 years or so. Annual unpaid dues are in the range of \$5,000, mainly caused by a few perennially delinquent households. There are about 20 households that owe more than \$1,000 and we are looking at options to recover the amounts. There are 525 single family homes and 84 condo units that are Members of the HOA.

- **2024 Board Tasks:**

- A. Continue ongoing projects.
- B. Further investigate bridge/viewing deck repairs/removal.
- C. Re-write bylaws to reflect how HOA is operating today.
- D. Work on a 1, 3, 5, and 10 year financial plan.

- **Financial report**

a) **2022 Financial Statement**

S. Annicchiarico presented the financial statements and reported that the bank balances were just over \$108,000. S. Annicchiarico reiterated why we need a fee increase and the financial challenges we are facing as a community to maintain our assets.

b) **2023 Budget**

S. Annicchiarico reported that the 2023 budget had \$7,000 set aside for bridge work. This was used to obtain our first estimate on repairs which came in at \$7,500. The board did establish a reserve fund of 10% of fees in 2023. The budget for 2024 will be done in December 2023.

- c) S. Annicchiarico presented that the HOA books are reviewed annually by two board members and the board feels this is adequate compared to spending several thousands of dollars to an accounting firm.

Motion to continue to have books reviewed by HOA board members

Moved: S. Annicchiarico 2nd: Keith Fortin Carried

10. ELECTION OF DIRECTORS

S. Annicchiarico stated that three current Board members were willing to let their names stand for re-election, S. Annicchiarico, Gundeep Kang and Barbara Brady-Fryer. Ziad Kaddoura has exhausted his five-year term, John Watson and Shahidul Islam have chosen not to return. No other members put their name in to be on the HOA board at this time.

MOTION: *To accept the slate of Directors presented, Sandra Annicchiarico, Gundeep Kang and Barbara Brady-Fryer:*

Moved by: Diana Mora


2nd: Kristen Hattee

Carried

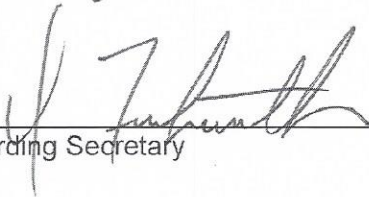
The board would like to thank the exiting board members for volunteering their time to serve the community.

11. ADJOURNMENT

Meeting adjourned: 8:06 pm



Director



Recording Secretary



HOMEOWNERS ASSOCIATION

NOTICE OF ANNUAL GENERAL MEETING OF THE WHITEMUD RIDGE HOMEOWNERS ASSOCIATION

NOTICE IS HEREBY GIVEN that the Annual General Meeting of the Whitemud Ridge Homeowners Association will be held on:

Date: Wednesday, October 4, 2023
Place: Whitemud Creek Community Centre
951 Ogilvie Blvd
Edmonton, AB
Time: Registration: 6:30 P.M. / AGM Meeting 7:00 PM – 8:00 PM

For the purpose of:

- Considering the report of the President
- Receiving financial statements for the year ended December 31, 2022
- Electing members of the Board of Directors
- Appointment of the auditors
- To consider all other matters which may legally come before this meeting

Should you be unable to attend, a proxy has been attached for your use. To assist in the registration of proxy votes, you are requested to complete and mail to:

Whitemud Ridge Homeowners Association
Rabbit Hill RPO
P.O. Box 88015
Edmonton, AB T6R 0M5 OR email: WRHA2016@gmail.com

If you do not attend the Meeting and do not complete the Proxy for someone else to act on your behalf, you will lose the right to vote at the Meeting.

On behalf of the Whitemud Ridge HOA Board of Directors,

Donna Fruhwirth
Administrator



HOMEOWNERS ASSOCIATION

WHITEMUD RIDGE HOMEOWNER'S ASSOCIATION ANNUAL GENERAL MEETING

October 4, 2023

7:00 p.m.

AGENDA

1. Call to Order
2. Appointment of the Chair Motion
3. Confirmation of Notice of Meeting and Quorum
4. Introduction of the Board
5. Approval of the Agenda Motion
6. Approval of the October 5, 2022 AGM minutes Motion
7. President's Report
8. Financial Report
 - a. 2022 Year End Financial Statements
 - b. 2023 Budget
 - c. Appointment of the Auditor for 2023 Motion
9. Election of the Directors Motion
10. Adjournment