



**WHITEMUD RIDGE HOMEOWNER'S ASSOCIATION
ANNUAL GENERAL MEETING MINUTES
October 9, 2019**

1. CALL TO ORDER

P. Moshansky called the to order at 7:03 p.m.

2. CONFIRMATION OF QUORUM AND NOTICE OF MEETING

P. Moshansky confirmed that the notice of meeting was sent and quorum has been reached as in accordance with the bylaws.

3. APPROVAL OF THE AGENDA

MOTION: *To approve the agenda as presented.*

Moved by: Ziad Kaddoura

Seconded by: Gundeep Kang

Carried

4. APPROVAL OF THE OCTOBER 24, 2018 AGM MINUTES

MOTION: *To approve the October 24, 2018 AGM minutes.*

Moved by: Christina Eichorst

Seconded by: Taniya Birbeck

Carried

5. PRESIDENT'S REPORT

P. Moshansky thanked everyone in attendance for coming and reported the following:

- Many outstanding issues have been resolved over the last several years that now allows the association to focus on continued maintenance of assets;
- Explained that the mandate of the HOA is to preserve the high community standards by maintaining and enhancing assets;
- Although no new major projects were started this year, WRHA has been active in reviewing the landscape requirements for the entranceways;
- WRHA has been working closely with Hodgson Community League (HCL) on the park enhancement project. Together with the City, a plan has been developed to increase the amenities at the park;
- Encouraged all members to use the City's 311 app to register their complaints/issues.

In response to a question, P. Moshansky explained that the wooden bridges were in disrepair and under the maintenance agreement with the City, repairs are the responsibility of WRHA.

In response to a question, P. Moshansky stated WRHA was not aware that beavers had made a home in the storm water retention pond. The member indicated he reported the issue to the City, but was told no action would be taken unless water intake/outtake flows were impacted,

and was advised to call the wildlife department. The member was concerned about the beavers downing trees adjacent to the pond. WRHA will follow up with this issue.

6. FINANCIAL REPORT

P. Moshansky reviewed the financial statements and 2019 budget as presented.

He stated that WRHA has committed \$75,000 to HCL for the park enhancement project. The HCL will be able to use these funds to apply for matching grants.

In response to a question, D. LaFleche stated that there was currently \$42,000.00 owing in accounts receivable. P. Moshansky indicated that the Board has a policy for collecting arrears, and that caveats are placed on title once a predetermined threshold is passed.

MOTION: *To continue the practice of having two WRHA members audit the year-end financials.*

Moved by: Tania Hrebicek

Seconded by: Gundeep Kang

Carried

7. LANDSCAPE BEAUTIFICATION

P. Moshansky reported that WRHA continues to engage the services of a landscape company to augment the City's turf maintenance schedule. This includes grass-cutting, trimming, pruning of some shrubs, and planting, weeding and watering of the flower beds. The Board felt that the plant selection for the flower beds was much improved from last year. Additionally, some of the planters will have a winter-scape arrangement installed.

A member brought forth a concern that the City's snow plow operators were doing damage to the grass adjacent to the walkways. The Board asked if the member would take pictures of the damage and submit to the Board for follow up.

In response to a question about paving the gravel trail adjacent to the ravine, P. Moshansky stated that any modifications would have to first go the City for approval.

A member brought up a concern that people were not picking up after their dogs, especially around the wetlands and asked if a bylaw sign could be installed. Z. Kaddoura stated that coyotes frequented this area, which may explain the situation. P. Moshansky reported that a new doggie-do dispenser had just been installed by the wetlands. The Board will consider erecting a bylaw sign.

8. NEW BUSINESS

P. Moshansky introduced President of HCL, Taniya Birbeck, who was invited to speak on the park enhancement project.

T. Birbeck explained that HCL and WRHA had been working jointly on expanding the amenities for the park. This included:

- Engaging with the membership at various community events and through a survey that was mailed to all members;
- Met with City planners to determine what enhancements were suitable and would be approved. The City created the master plan that was sent to members for review. The plan is divided into two phases: phase one - amenities phase (additional landscaping,

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pathways, lighting, gazebo, adult fitness equipment and bike bumps); and phase two - spray park.

- The \$75,000.00 contribution from WRHA allows HCL to apply for matching municipal and provincial grants;
- If all grants are approved, there will still be a shortfall of \$135,000 for phase one;
- Drafting guidelines for a Project Committee and have put a call out for volunteers. This committee will have to address the financial shortfall for phase one of the project, which may include delaying some of the components in order for the project to move forward in 2020.

In response to a question about approaching businesses to sponsor the park project, T. Birbeck indicated while it was a good suggestion, HCL did not have the people resources to pursue this idea. Confirmation would be required to verify that business sponsorship was allowed, then businesses would need to be contacted. Current HCL resources do not allow for follow up on this suggestion, and indicated a member would have to step forward to take on this initiative.

A member brought forth a concern about the dangerous pedestrian crossing at Rabbit Hill Road and Hodgson Boulevard. P. Moshansky reported that the City has stated that the number of pedestrians using this crossing do not warrant the installation of a pedestrian crossing light. A member suggested contacting the City to revisit this issue, as well as having a member present when the City performs the survey to ensure accuracy. WRHA will follow up on this issue.

9. ELECTION OF DIRECTORS

P. Moshansky stated that T. Alger and himself were not allowed to run for re-election as they have reached the 3-year maximum allowed as per the bylaws. Ziad Kaddoura and Tania Hrebicek indicated they would let their names stand for re-election. Calls to the membership for additional names to be added to the slate of Directors resulted in Gundeep Kang, Sandra Annicchiarico, and Jane Lagacé stepping forward. Amir Sheikh, who was not able to attend the AGM, also put his name forth to be added to the slate.

MOTION: *To accept the slate of Directors of Ziad Kaddoura, Tania Hrebicek, Gundeep Kang, Sandra Annicchiarico, Jane Lagacé, and Amir Sheikh.*
Moved by: Perry Moshansky Seconded by: Taniya Birbeck Carried

10. SPECIAL RESOLUTION

P. Moshansky explained the benefits of extending term lengths for Board members.

MOTION: *To accept the Special Resolution, to extend the successive terms that a Director can sit from three (3) to five (5) years, as presented.*
Moved by: Perry Moshansky Seconded by: Christina Carried

11. ADJOURNMENT

Motion: *To adjourn the meeting at 8:10 p.m.*
Moved: *Perry Moshansky*

Director *J. Lagacé*

Recording Secretary *P. Moshansky*



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 9, 2019
Place: Whitemud Creek Community Centre
951 Ogilvie Blvd
Edmonton, AB
Time: 7:00 P.M.

For the purpose of:

- Considering the report of the President
- Receiving financial statements for the year ended December 31, 2018
- Appointment of the auditors
- Electing members of the Board of Directors
- 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.

Dated this 1st day of September, 2019 at Edmonton, Alberta

A handwritten signature in black ink, appearing to read "Perry Moshansky", written over a horizontal line.

Perry Moshansky
President,
Whitemud Ridge Homeowners Association



**WHITEMUD RIDGE HOMEOWNER'S ASSOCIATION
ANNUAL GENERAL MEETING
October 9, 2019
7:00 p.m.
AGENDA**

1. CALL TO ORDER	Moshansky	Information
2. CONFIRMATION OF QUORUM AND NOTICE OF MEETING	Moshansky	Information
3. APPROVAL OF THE AGENDA	Moshansky	Motion
4. APPROVAL OF THE OCT 24, 2018 AGM MINUTES	Moshansky	Motion
5. PRESIDENT'S REPORT	Moshansky	Information
6. FINANCIAL REPORT	Moshansky	Motion
a) 2018 Financial Statements		
b) 2019 Budget		
c) Appointment of Auditors for 2019		
7. LANDSCAPE BEAUTIFICATION	Moshansky	Information
8. NEW BUSINESS		
9. ELECTION OF DIRECTORS	All	Motion
10. SPECIAL RESOLUTION	All	Motion
11. ADJOURNMENT	Moshansky	Motion