



Whitemud Ridge HOA 2024 AGM

October 9, 2024

Agenda

Introduction of the Board and Ayre&Oxford Team

Call to Order

Confirm Quorum (Minimum of 5) and Proof of Mailing

President's Report

Financial Statements

Appointment of Auditor

Election of Directors

Motion to Terminate Meeting

Questions and Answers



Introduction

Meeting Housekeeping Items

Board

- Hans Raj: President
- Gabriel Tremblay: Vice President
- Gundeep Kang: Treasurer/ Secretary
- Sandra Annicchiarico: Director

Ayre & Oxford

- Roseanne Evans: President
- Agnes Brady: Community Liaison

Call to Order

Confirm Quorum and Proof of Mailing (Minimum of 5)

President's Report

President's Report - 1

History

- March 2003: HOA Registered by United Inc (The developer)
- July 2004: Maintenance Agreement for Bridges and other Structures signed between United Inc and City of Edmonton:
- March 2009: All Encumbrances and Easements Assigned from United Inc to HOA
- August 2010: Maintenance Agreement assigned from United Inc to HOA
- March 2013: Settlement reached between United Inc and HOA for not placing encumbrances by United Inc. on 61 properties in the neighborhood
- July 2014: Settlement with Chateaux to exclude them from the HOA
- July 2024: Notice provided to the City of Edmonton for HOA to exit the Maintenance Agreement

President's Report - 2

Objectives of HOA (Summarized from Article 1.3 of Bylaws)

- Maintain open spaces to a higher standard than provided by City of Edmonton
- To maintain Structural Improvements, **maintenance of which has been assigned to the HOA by United Inc.**
- To determine and set the assessment fees and charges
- To provide such improvements or other enhancements as the members of the HOA shall determine from time to time
- To coordinate other community functions that the members of the HOA shall determine from time to time

Note: The HOA does not own any property. So, we need a permit or release to undertake any tasks on properties

President's Report - 3

Key Focus of the Board Last Year

- Transparency
 - Implemented annual Budget and 5-year Forecasts
 - Members' Page on our Web Site
 - Fee Setting Policy
- Tackling Longstanding Issues
 - Collection of long overdue payments
 - Gave the 12 month notice to the City of Edmonton to terminate the Maintenance Agreement. Maintenance of the bridges and other structures expected to return to the City of Edmonton in July 2025.
- Regularization of Activates (See next slide)

President's Report - 4

Key Focus of the Board Last Year

- Regularization of Activities
 - Permits for activities
 - New Property Manager
 - Policies for consistent operation of HOA
 - Appointed an outside auditor
 - GST accounting

President's Report - 5

Landscaping Activities during 2024

- Flower beds at entrances along 23 Ave and Rabbit Hill Road
- Summer planting in planters and watering
- Christmas decorations in planters planned November 2024

Future Landscaping Activities* (See Budget Sheets)

- Edging of trees and obstructions along arterial roads and Hodgson Park: 2025
- Redo Flower beds along park entrances: 2026
- Weeding and maintenance of shrub beds along arterial roads and Hodgson Park: 2026
- Replace junipers along the median on Hodgson Way and Hodgson Blvd with flower beds: 2027

* Activities beyond 2025 subject to future Board approval

President's Report - 6

Fences

- All fences in the neighborhood are inside the property lines of homeowners and belong to them
- HOA will assist with maintaining **all** fences along high visibility areas.
- HOA will set aside a fixed amount for homeowners to access
- Details of the policy are available on our web site under "Members Page"

Overdue Payments

- Fee payment was due end April 30, 2024
- Delinquent homeowners were issued final notice to pay by May 31
- Outstanding amounts were sent to collections agency in June
- Outstanding amounts reduced from 81,022 to 40,321 as of end September

President's Report - 7

Bridges and Other Structures

- WRHA has agreement with the City of Edmonton to maintain bridges and certain other structures in our neighborhood.
- We got legal advice and provided the required 12 month notice to exit the agreement in July 2024
- Maintenance of those structures will return to the City of Edmonton in July 2025
- Fees have been accordingly adjusted downward

Fee and Budget

- A budget must be provided along with fee notice as per our bylaws
- This Board wrote a policy to expand this to next years budget plus 4 years forecast
- Projected fees are \$175 and \$45 for houses and condos respectively. Both include GST
- Fee for future years allow for more activities and account for inflation. Please refer to budget sheet and note that future fees are subject to Board approval at that time.

President's Report - 8

GST

- HOA's with revenue over \$50,000 annually require to collect and remit GST.
- Fees in 2025 and onward will be inclusive of GST

Administration Contract

- Administration contract awarded to Ayre and Oxford mainly to:
 - To provide consistency
 - Risk mitigation of a one-person administrator
 - Refocus the efforts of Board members to strategic items and oversight
 - Reduce workload of Board members so that we get more volunteers to be part of the Board
- We get more contractors to bid for our work. Our target is three bids and a buy



President's Report - 9

Board Policies

- To streamline Board operations, we developed various procedures as listed below:
- Reserve Fund Policy
- Board Operating Procedures
- Entering into Long Term Contracts
- Fence Maintenance
- Setting and Managing Fees

All the above policies are available on our web site under "Members Page" and in CondoCafe

2023 Financial Statements & 2025 Budget

Appointment of Auditor

Election of Directors

Motion to Terminate Meeting



Questions and Answers

Thank you