



HOMEOWNERS ASSOCIATION

WHITEMUD RIDGE HOMEOWNER'S ASSOCIATION ANNUAL GENERAL MEETING MINUTES October 7, 2020

1. CALL TO ORDER

Z. Kaddoura called the to order at 7:03 p.m.

2. CONFIRMATION OF QUORUM AND NOTICE OF MEETING

Z. Kaddoura 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: Perry Moshansky Carried

4. APPROVAL OF THE OCTOBER 9, 2019 AGM MINUTES

MOTION: *To approve the October 9, 2019 AGM minutes.*

Moved by: Ziad Kaddoura Seconded by: Sandra Annicchiarico Carried

5. PRESIDENT'S REPORT

Z. Kaddoura introduced the Board and thanked everyone in attendance for coming. He reported the following:

- The Board's focus this year has been centred on actions that can be undertaken to improve community assets and membership engagement.
- Major project in 2020 will be remediation of the masonry fences and pillars within the community with work commencing Oct 20. Work will include the replacement of 25-30 capstones, and structural repairs and re-grouting where required. Members whose property backs onto masonry fencing were required to sign a waiver allowing WRHA to proceed with the work.

6. FINANCIAL REPORT

a) 2019 Financial Statements

Z. Kaddoura reviewed the financial statements, explaining that WRHA had over \$125,000 in deposits of which \$75,000 has been committed to the park project and \$40,000 for masonry fence repairs.

b) 2020 Budget

Z. Kaddoura reviewed the 2020 budget as presented.

c) Appointment of the Auditors for 2020

Z. Kaddoura explained that the bylaws allow for two members to audit the books, which has been the course of action in previous years. The Board obtained quotes for a professional auditor to review the books, but due to the prohibitive cost, decided to continue with the past practices.

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

Moved by: Perry Moshansky Seconded by: Solomon Kwon Carried

7. LANDSCAPE BEAUTIFICATION

S. Annicchiarico reported that WRHA was considering alternate landscape contractors for the 2021 season, as the 2020 contractor was slow to begin work and was marginally responsive to concerns brought forth.

Z. Kaddoura introduced Taniya Birbeck, President of the Hodgson Community League (HCL) who provided an update on the park expansion project. She indicated that:

- City provided a draft park expansion proposal that included two phases; phase 1 - spray park, and phase 2 - added amenities. The HCL decided to proceed with phase 2 first.
- Most of the necessary funding has been secured (\$75,000 from casino, \$75,000 from WRHA, and \$75,000 from the City) and is waiting upon confirmation of \$125,000 from CFEP.
- The project includes the installation of additional walkways and lighting, picnic tables and benches, gazebo, and outdoor fitness equipment.
- If all funding is not obtained, a survey will be sent out to members to determine which amenities in phase 2 can be postponed until funds are available.
- Meeting with the City tomorrow to provide the 10% deposit to move the project forward.

In response to a question about making changes to the park project, such as adding courts, T. Birbeck explained that installing sports courts are controversial due to space requirements and noise complaints.

In response to a question regarding upkeep of the black wrought iron fences, it was explained that maintenance of the wrought iron fences is the sole responsibility of the homeowner. Asked if WRHA could mandate members to use a specified black paint colour, it was stated that WRHA has no restrictive covenant that gives WRHA the authority to mandate a specific paint colour. However, the Board can consider the request to identify a specific black colour and inform the membership of such.

8. NEW BUSINESS

T. Hrebicek stated that the free library has still not been installed due to the numerous City forms that have to be completed to install a post. T. Birbeck responded that the community league could add this to the park project.

9. ELECTION OF DIRECTORS

Z. Kaddoura stated that all current Board members were willing to let their names stand for re-election. After several calls to the floor for additional members, and with none forthcoming, the slate of Directors presented was Ziad Kaddoura, Tania Hrebicek, Jane Lagace, Sandra Annicchiarico, and Gundeep Kang

MOTION: *To accept the slate of Directors of Ziad Kaddoura, Tania Hrebicek, Gundeep Kang, Sandra Annicchiarico, and Jane Lagace.*

Moved by: Perry Moshansky **Seconded by:** Solomon Kwon **Carried**

11. ADJOURNMENT

Motion: To adjourn the meeting at 7:48 p.m.

Moved: Ziad Kaddoura

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 7, 2020
Place: Whitemud Creek Community Centre
951 Ogilvie Blvd
Edmonton, AB
Time: 7:00 P.M.
(Masks are mandatory and social distancing will be in effect)

For the purpose of:

- Considering the report of the President
- Receiving financial statements for the year ended December 31, 2019
- 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, 2020 at Edmonton, Alberta

Ziad Kaddoura
President,
Whitemud Ridge Homeowners Association



HOMEOWNERS ASSOCIATION

WHITEMUD RIDGE HOMEOWNER'S ASSOCIATION ANNUAL GENERAL MEETING

October 7, 2020

7:00 p.m.

AGENDA

1. CALL TO ORDER	Kaddoura	Information
2. CONFIRMATION OF QUORUM AND NOTICE OF MEETING	Kaddoura	Information
3. APPROVAL OF THE AGENDA	Kaddoura	Motion
4. APPROVAL OF THE OCT 9, 2019 AGM MINUTES	Kaddoura	Motion
5. PRESIDENT'S REPORT	Kaddoura	Information
6. FINANCIAL REPORT	Kaddoura	Motion
a) 2019 Financial Statements		
b) 2020 Budget		
c) Appointment of Auditors for 2020		
7. LANDSCAPE BEAUTIFICATION	Kaddoura	Information
8. NEW BUSINESS		
9. ELECTION OF DIRECTORS	All	Motion
10. ADJOURNMENT	Kaddoura	Motion