



HOMEOWNERS ASSOCIATION

WHITEMUD RIDGE HOMEOWNER'S ASSOCIATION ANNUAL GENERAL MEETING MINUTES October 6, 2021

1. CALL TO ORDER

Z. Kaddoura called the to order at 7:02 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: Gundeep Kang Seconded by: Sandra Annicchiarico Carried

4. APPROVAL OF THE OCTOBER 7, 2020 AGM MINUTES

MOTION: *To approve the October 7, 2020 AGM minutes.*

Moved by: Gundeep Kang 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 as well as beautification and safety of the neighbourhood.
- Major project in 2021 was the remediation of the masonry fences and pillars within the community. Work is being done so that at year end we will have approximately 30 pillar caps and 80 wall caps replaced. The same company that originally built the walls are doing this work for us. This is a huge savings as they still have all the molds for them.

6. FINANCIAL REPORT

a) 2020 Financial Statements

Z. Kaddoura reviewed the financial statements, explaining that WRHA has had a large drop in cash on hand due mainly to the repairs on the masonry walls. Z. Kaddoura also explained that the board voted on an increase in the annual fees from \$108.00 to \$175.00 for houses and from \$36.25 to \$60.00 on the condos. He explained that the community

Rabbit Hill RPO, PO Box 88015, Edmonton, Alberta T6R 0M5

WRHA2016@gmail.com

has had no increase in fees since inception but everything has gone up in 20 years. He also explained that because the community is 20 years old it is starting to need a little more attention such as with the masonry walls. The new budget will allow for approximately \$20,000.00 in reserve to deal with any unforeseen expenses with the balance going to landscaping, office sundries, administration, and fence/masonry repairs.

b) 2021 Budget

Z. Kaddoura reviewed the 2021 budget as presented.

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: Gundeep Kang Seconded by: Sandra Annicchiarico Carried

7. LANDSCAPE BEAUTIFICATION

S. Annicchiarico reported that WRHA hired a smaller landscaping company this past season and it has worked out very well. Work was done with care and commitment. We will hire the same company for next year. S. Annicchiarico explained that the city will only mow 4 times a year which is not enough. Landscaping company will mow once per week for May and June and then every other week until the end of the season. S. Annicchiarico explained that the landscaping company did a lot of pruning, and trimming to include the boulevard of the wet-lands. Total contract for the year with GST was about \$19,000.00.

8. PARK UPDATE

Z. Kaddoura introduced Taniya Hrebicek of the board. He explained to everyone that Taniya has put together a joint brochure for both the HOA and the Community League. It highlights some of the benefits our community has to offer. The goal is to get one out to each household. T. Hrebicek also introduce a "little Library" that she has for the community. She is hoping a member will offer to put it up on their fence as she was having difficulties getting an approval from the city to mount it on a pole. She also mentioned that the board understands the need to update our web-site to be more user friendly with more community information so members can see what is up and coming and that it needs to include a map of the neighbourhood.

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 finding a contractor who would paint all iron fences in a neighbourhood. The board could then send out a letter letting each homeowner know how much it will cost and to let the board know if they want to go ahead. If several fences are done all at once it is thought that it may come in at a lower fee.

9. NEW BUSINESS

It was brought to the attention of the board that there are many people using the park as an off-leash dog park. This has some homeowners concerned for the well-being of the children. The

board agreed to have some signs made up and mounted that dogs must be keep on a leash at all times.

10. ELECTION OF DIRECTORS

Z. Kaddoura stated that all current Board members were willing to let their names stand for re-election with the exception of Jane Lagace who has resigned. Z Kaddoura announced that Perry Lachkey, John Watson and Shahidul Islam would all like to be on the board. The slate of Directors presented was Ziad Kaddoura, Tania Hrebicek, Sandra Annicchiarico, and Gundeep Kang along with the 3 new members.

MOTION: *To accept the slate of Directors of Ziad Kaddoura, Tania Hrebicek, Gundeep Kang, Sandra Annicchiarico, as well as the new directors Perry Lachkey, John Watson and Shahidul Islam*

Moved by: Nancy Stenson Seconded by: Johnathan Heppner Carried

11. ADJOURNMENT

Motion: To adjourn the meeting at 8:08 p.m.
Moved: Tania Hrebicek

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 6, 2021
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, 2020
- 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, 2021 at Edmonton, Alberta

Ziad Kaddoura
President,
Whitemud Ridge Homeowners Association



HOMEOWNERS ASSOCIATION

WHITEMUD RIDGE HOMEOWNER'S ASSOCIATION ANNUAL GENERAL MEETING

October 6, 2021

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 7, 2020 AGM MINUTES	Kaddoura	Motion
5. PRESIDENT'S REPORT	Kaddoura	Information
6. FINANCIAL REPORT a) 2020 Financial Statements b) 2021 Budget	Kaddoura	Motion
7. LANDSCAPE BEAUTIFICATION	Annicchiarico	Information
8. UPDATE ON PARK	Hrebicek	Information
9. NEW BUSINESS		
10. ELECTION OF DIRECTORS	All	Motion
11. ADJOURNMENT	Kaddoura	Motion