

# MINUTES

## 2025 Royal Oak Estates Homeowners Association (ROEHA) Annual General Meeting

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**MEETING:** May 26, 2025, 7:30pm @ Rocky Ridge YMCA

**BOARD MEMBERS PRESENT:** Bob Hallett, Muhammad Fahim, Alan Hildebrandt

Meeting was called to order at 7:30pm, with Bob Hallett as Chair.

**QUORUM:** Protocol reviewed and explained to attendees. Motion made from the floor by Michelle and seconded by Muhammad. Moved that the members present met the quorum criteria and that we should proceed to business. Motion unanimously approved.

### *President's Report*

The highlights of ROEHA's 2024 activities were presented by Bob Hallett. Activities included:

- Initiated the first year of the Royal Oak Estates Flag Banner program
  - There were growing pains with the flags due to wind
  - Worked with the contractor to address issues
- Initiated discussions with contractors for refurbishment of community owned fencing
  - Weather resulted in postponing the work until 2025
- Continued snow clearing of the park pathways to encourage walking in the community for all seasons
  - It was suggested by a resident that further pathways could be considered for clearing
  - The Board will take this under advisement
- Continued and enhanced the seasonal Winter / Christmas light display along the Drive
  - Discussion of putting the lights on a timer to reduce the light pollution for residents living near the display after 11PM - midnight
- Continued City of Calgary Class A Landscaping Maintenance Level
- Continued with the pond fountain program (April to October)
- Please keep up to date on what is happening in your community by visiting the ROEHA webpage and Facebook page

### *2025 Focus/Plans*

Bob Hallett presented the priority items for the current year:

- Begin restoration of community owned fencing on the gazebo side of the main park
- Continue with the flag banners
  - Discussion of issues from the experience in the first year of program
  - Working with contractor to strengthen installation
- Enhancing flower and shrub beds throughout the community
- Work with Foothills to control graffiti on community owned fencing along the drive
- Work with City Parks to replace dead trees in our parks and along the drive
- Pond fountain Installation has been postponed due to enhanced City contractual obligations
  - City Water has put forward to all communities with fountains a contract that must be agreed to by the community before the fountains can be installed
  - The contract would require each community to have a safety protocol in place for the installation and maintenance of the fountains
  - It also requires an unspecified, non interest bearing surety or deposit as part of the agreement
  - This agreement is over and above the standard permits required by City Parks and Water for installing fountains in City Parks

- A community member has provided a pro-bono legal review of this agreement to assist the community with a response to the City
- Until these issues are resolved the fountains will not be installed
- Continue to invest in opportunities to beautify our community
- Keeping the parks clean, safe

### ***Treasurer's Report***

The Treasurer's Report was presented by Alan Hildebrandt. HOA finances are in excellent condition. The spend on Maintenance items in 2024 decreased over the prior year by approximately 36K\$. This was due mainly to one time expenditures made on the Gazebo and a write down in asset value in fiscal year 2023. The HOA continues to see general price increases on insurance and utilities from previous years. For the first time, interest revenue has been earned by the HOA. These funds are not subject to the same restrictions as ELM funds and are tracked separately for management purposes.

- A discussion on how a surplus or potential deficits would be managed with the city. It was noted that all expenses are reviewed by the City and any funds spent on one-time activities are pre-approved by City Parks.

The 2025 budget, which has not changed substantially from the previous year, was also presented.

### ***Homeowner Forum***

- Community owned fencing next to the kiddie park appears to be leaning again
  - The board will review the fencing and determine if action is required
- Concerns on non-community owned fencing was discussed
  - How could the homeowner be reminded of their responsibility
  - Message in the RR/RO Community Journal were put forward
- Concerns about the traffic calming measures were discussed. All present at the meeting found the speed bumps added to Royal Oak Drive in 2024 did not achieve the intended results the City may have been looking for
  - Concerns should be brought forward to our councillor or phoned in to 311
- Concerns about homeless people around the church and released inmates near and around the LRT station were raised.
  - Discussion centered on a program ran by the Church that provided meals and shelter for the homeless population
  - Funding for this program appears to be ending in December 2025 and area councillor and MLA have advised some residents that any new funding from them would be stopped
  - The resident wanted to increase awareness of this and its potential repercussions
  - A member of the MLA's community team was present but had to leave before the discussion took place
- Community engagement and communication with homeowners was raised and discussion centered on how this could be enhanced.
  - Most present felt regular emails from the board would be good
  - More updates on Facebook were also another channel for engagement
  - An issue as to how email addresses could be gathered and maintained was also discussed
  - Proposed advertising or posting in the RR/RO Community Journal for the AGM Notification

- Grass cutting long the gravel path leading up to the cul-de-sac along Royal Ridge Rise NW
  - The path leading from the kiddie park to the top of Royal Ridge Rise was cut in the past
  - The landing at the top and the path leading down to the main park area has not been mowed this year
  - The board will work with Foothills to determine next steps

### ***Directors Election***

A request for additional volunteer directors was put to the floor. Interest in additional directors was discussed; however, no one present in the meeting put forward their name. All existing board members stood for re-election. A motion from the floor was made to elect the board members for another year by Ernie. This motion was seconded by Michelle and unanimously passed by all present.

A motion to accept the 2024 ROEHA AGM Meeting Minutes was put forward by Michelle and seconded by Andy. The motion was passed unanimously by all present.

A motion to accept the 2024 ROEHA Financial Statements was put forward by Michelle and seconded by Andy. The motion was passed unanimously by all present.

Meeting was adjourned by Bob Hallet at 9:05 PM.

### ***Additional Information***

The ROEHA website (<http://www.roeha.ca>) provides AGM minutes, financial reports and community information. The Board may be reached at [info@roeha.ca](mailto:info@roeha.ca) for inquiries and comments. The Board is also exploring the use of social media to reach Royal Oak Estates residents and to increase ease of access to information. Please visit and like/follow our Facebook page, "**Royal Oak Estates Homeowners Association**" (<http://www.facebook.com/roehacalgary>).