

Royal Oak Estates Homeowners' Association
Minutes Of Annual General Meeting
March 6, 2013 at 7:30 PM
Royal Oak Victory Church
Royal Oak Drive NW, Calgary AB

Present:

Laura Parsons (Treasurer)
Guy Parsons (President)
Andrew Barker (Secretary)
Shelley Cervi (Director)
Lee Burton (Director)
Alan Hildebrandt (Director)

14 Voting Members

After a delay of five minutes to allow for late arrivals, the total number of voting Members present fell short of the 64 required for a quorum. The President advised the attendees that, in accordance with the Association bylaws, following an additional delay of fifteen minutes the voting Members in attendance (20) would constitute a quorum for official business. The President then proposed that in view of the weather conditions the additional delay be waived. There being no objections from the members present, the President called the AGM to order and introduced the Board of Directors.

The Agenda for the meeting was as follows:

- President's Report
- Treasurer's Report
- 2013 Plans and Budget
- Forum
- Directors and Volunteers
- Motions
- Adjournment

1. President's Report (Guy Parsons)

Achievements during 2012 include:

- Continuation of Class 'A' Landscape maintenance
- All tree wells and beds renewed
- Flowers, perennials and bushes added to beds
- Winter planters retained
- Weed treatment along boulevard
- Repairs to fountains

Construction work on the Royal Oak Square development by Vericon Real Estate Ventures (contact Joseph Fras) is scheduled to begin this Spring, and it is anticipated that

most of the businesses will be open by the Fall of 2014. There will be a coffee shop but no restaurant, due to the limited parking spaces available. The existing Royal Oak Estates entrance structure at the corner of Royal Oak Drive and Rocky Ridge Road will be removed and replaced by a smaller sign at the developer's expense. Vericon has also offered to provide a new entrance sign at the east entrance to the community on the north side of Royal Oak Drive. The new east sign will be based on outline designs previously prepared by ROEHA for a large boulder sign.

2. Treasurer's Report (Laura Parsons)

Audited financial statements of the Association for the year ending November 30, 2012 are available at www.roeha.ca. As of November 30, total assets (current plus fixed) were \$63,739.70, liabilities were \$26,192.55 and Homeowner's equity was \$37,547.15.

Review of 2012:

- Special tax revenue of \$130,414.79 from the City of Calgary
- Total revenue including interest income 130,415.14
- Total expenses \$134,649.33
- Excess of expenses over revenue \$4,234.19

Expenses include landscaping and snow removal, repairs and maintenance, insurance, utilities (electricity and water) and administration. A billing error during 2011 for irrigation of the school site park has now been corrected and a refund of \$12,455.19 has been received. Board members provide their services on a voluntary basis.

Challenges:

- Maintenance and repair work on the fountains and associated electrical equipment has proved costly
- Fence rehabilitation will cost in the region of \$100,000. Under current rules we are not allowed to build any kind of reserve fund for major repair expenses; our only option is to cut back on other expenditures and spread the repair work over several years.

3. 2013 Plans (Guy Parsons)

- Continue with Class 'A' maintenance, but negotiate with Foothills to reduce the scope and frequency of some items to enable redirection of approximately \$33,000 a year over 3.5 years for fence rehabilitation.
- Consult again with homeowners that have fencing in bad repair on their properties
- Continue having fountains on the main pond
- Continue negotiations with Vericon regarding new Royal Oak Estates signs at both ends of the community
- Continue talks with the City to allow ROEHA to build up a reserve fund for amenities maintenance
- Work with our MLA to address Stoney Trail traffic noise issues

4. Proposed 2013 Budget (Guy Parsons)

Maintenance - \$73,363.50

Landscape maintenance to City of Calgary Class 'A' standard, plus flowers and shrubs; snow removal on boulevard sidewalks and colonnade area (reduced schedule)

Insurance - \$4,970.00

Insurance on community amenities (gazebo, colonnade, lion, sign etc) and on liability

Contingency - \$4,730.00

Unexpected expenses

Professional fees - \$2,500.00

Accounting, bookkeeping, legal/professional, bank and interest, administration, AGM mailings, sign rentals, advertising

Electricity and water (utilities) - \$16,300.00*

For sign, pathways and parks

Fence Rehabilitation - \$33,300.00*

* (Secretary's note) This cost is based on previous years consumption. However, following recognition by the City during 2012 that ROEHA is not responsible for watering charges associated with the school site park, it is likely that the total utilities bill for 2013 will not exceed \$5,000, thereby increasing funds available for other budget items. For example, it may be possible to allocate approximately \$50,000 to fence rehabilitation to enable more rapid completion of that project.

Revenue - \$142,310

\$130,810.00 (based on 635 homes @ \$206.00) + \$11,500 City rebate

5. Traffic Flow through Royal Oak

Prior to the AGM, questions relating to traffic flow through Royal Oak had been put to Alderman Gord Lowe. Alderman Lowe was unable to attend the meeting, but the questions as listed below, together with Alderman Lowe's answers, were read to the audience by Shelley Cervi.

Q - When will the traffic flow into ROE be addressed by the city?

Q - What has been undertaken so far to study the problem and come up with a solution to the congestion?

Q - Do we have to wait for the completion of the C-Train station or will it be done sooner?

A - While we have requested a report from the Roads Dept. containing the most up-to-

date counts and information, I can speak to these three questions in a general way. Royal Oak Drive and Royal Elm Drive are both the object of considerable and consistent scrutiny; when a concern comes into 311 with regard to a specific point it goes to Roads/Traffic Operations for their information and action where applicable. There are obvious 'stress' points which feed into the larger studies and pilots concerning Royal Oak in general. These in turn figure prominently in the issues surrounding the problems posed by the whole truck traffic problem (see below answer). The Rocky Ridge Royal Oak Community Association continues to be a strong advocate in this, and has presented at the Standing Policy Committee on Transportation and Transit. The most recent report on this issue went to Council very recently, and the link to the report and its attachments are on the RRROCA website.

We will forward additional information from Roads as it comes to us; again, we have requested specifics for entrance/egress to ROE in particular.

In terms of the potential effects of the new C-train station and the accompanying route changes, transit is working on these but they are very much in the planning and community consultation stage. The following links provide information on proposals to date, but again please be advised that these are proposals only. The best way to access is just to go on Calgary.ca and navigate to the Transportation page.

<http://www.calgary.ca/Transportation/TI/Pages/Transit-projects/Northwest-LRT-Extension-to-Rocky-Ridge---Tuscany.aspx>

<http://www.calgary.ca/Transportation/TI/Documents/NW-LRT-Extension/nw-lrt-proposed-bus-routes.pdf>

While Transit is certainly not working in isolation on this, much of the effect on traffic in Royal Oak is theoretical at this point, and therefore they are proceeding on models.

Q - Has there been any discussion as to what type of interchange is being considered for the intersection of Country Hills Blvd and Royal Birch Blvd?

A - The intersection at Country Hills Blvd/112 Avenue/Royal Birch Blvd has been expanded to the ultimate configuration available there. There is no interchange planned, nor do I believe there is land available to accommodate an interchange. In addition to the additional turn and cueing lanes developed, the intersection has been equipped with an intelligent traffic signal (ITSM is the City's acronym for the Intelligent Traffic System Management program) which has the capability to measure demand on any of the roads leading to the intersection and adjust the signal timing accordingly. Not only are the signals at Country Hills/Royal Birch/112 Ave monitored, but the signals further north and west on Country Hills Blvd and east on 112 Avenue are adjusted automatically with the principal intersection to permit a more effective flow. In addition, there have been restrictions placed on the truck traffic limiting them to one lane. The City has negotiated a protocol with the Aggregates Industry to manage the flow of gravel trucks throughout the North West – the goal being to spread them out over the number of options available, including 112 Avenue to Sarcee Trail, Sarcee Trail from 128th Avenue, Shaganappi Trail

(which will be shortly connected to 114th Avenue) and Symons Valley Road.

We will continue to monitor this intersection, and the roads leading to it from within Royal Oak to make further improvements.

Q - Are traffic circles being considered at the first set of lights entering Royal Oak or at the four way stop at Royal Oak Drive & Royal Birch Blvd?

A - Not at the moment although traffic circles (in some instances replacing traffic signals, and in others two, three and four way stops) remain an option with respect to the issue above.

Q - Will the bus stops be changed once the C-Train station is up and running? We have complained numerous times about the bus stop just past the right hand lane exiting Royal Birch Blvd, heading south along Country Hills Blvd. The bus stop not only causes vehicle back up and congestion exiting the community but it poses a danger to pedestrians using the crosswalk as drivers have to check left to get around the bus and often do not look to their right to see pedestrians who may wish to cross at the exit lane.

A - Once the C-Train is in operation the bus routes within and serving the new Station will be adjusted to focus on a shuttle service to the C-Train as opposed to serving the downtown or adjacent communities. There is an advisory committee meeting at various times concerning the new C-Train station. You may wish to become involved.

Q - Has there been any serious discussion regarding a fly over on Rocky Ridge Blvd to connect to the C-Train parking on the south side as well as Tuscany. This option has been done at the Crowfoot station & allows for better parking access.

A - No.

6. General Forum

Q - Various concerns were expressed regarding the intersection of Country Hills Boulevard and Royal Birch Boulevard: trucks running red lights, two truck turning lanes increasing dangerous congestion and the bus stop being badly located.

A - (Provided by Brian Cochrane, RRROCA Transportation Director) There are plans for new truck access behind Walmart and Royal Bank. Trucks would still use the Country Hills/Royal Birch intersection, but would be going straight through instead of turning. Implementation of the plans is slow because the land is owned by the Province, but Sandra Jansen is involved. The aggregate industry has been working with the City on Truck routes, and we currently have only about one third of the truck traffic through the intersection that we were previously experiencing at peak hours. The bus stop will be removed following route changes when the LRT opens in September 2014.

Q - With regard to fence rehabilitation, is there any scope for simply scraping and re-painting?

A - Unfortunately, this method of re-coating would only last a few years, and to date none of the companies approached by ROEHA have agreed to quote for simple re-painting.

Q - Is there any scope for residents to influence the choice of businesses that will be operating in Royal Oak Square?

A - Only by voting with our dollars once the businesses open - it is a private enterprise.

Q - Can ROEHA enforce removal of unsightly junk etc from yards?

A - ROEHA has very limited powers in this area. The best option is to call 311 and keep following up.

Q - Various concerns were expressed regarding traffic noise from Stoney Trail. Many residents have become more aware of traffic noise in recent years, and the presence of wild life in the wetlands ponds area has reduced significantly.

A - (Provided by Mary-Ann Whalen, Sandra Jansen's Constituency Assistant) Sandra Jansen is not aware of any plans for the installation of berms along this section of Stoney Trail. ROEHA could write to Sandra Jansen to formally request additional noise investigations and appropriate noise control solutions. The letter could also mention the ongoing issue of trucks using noisy engine compression release brakes. Another option is to start a petition for any issues of common concern; a petition with a large number of signatures can influence priorities.

Q - What grants might be available to ROEHA for community enhancement projects?

A - (Provided by Mary-Ann Whalen) The Community Initiatives Program (CIP) and the Community Facility Enhancement Program (CFEP) are Government of Alberta grants financed through the Alberta Lottery Fund. Both these grants provide only matching funds, so half the project cost must be raised by the applicant.

Q - I thought my \$200 per year was for landscape maintenance and beautification only. Why is the ROEHA Board considering other community enhancement projects such as a small community centre?

A - ROEHA is not allowed to use the Special Tax income for anything other than landscape maintenance and beautification, and maintenance of our existing amenities (ornamental fencing, gazebo, entrance signage etc). Special Tax income cannot be used to create new amenities. The board occasionally discusses other forms of enhancement project, but has nothing planned other than the new entrance sign at the east end of the community, which will be financed by Vericon. The Board understands that any project for which Special Tax income cannot be used will require additional fund raising from within the community.

7. Directors and Volunteers (Guy Parsons)

All positions on the ROEHA Board are filled for 2013. The only change from 2012 is that Alan Hildebrandt will be assuming the office of Treasurer. The 2013 Board comprises:

Andrew Barker, Secretary
Lee Burton, Director
Shelley Cervi, Director
Alan Hildebrandt, Treasurer
Michael Oladosu, Director
Guy Parsons, President
Laura Parsons, Director

Volunteers in the community were thanked for their past services. Anyone who could be available from time to time was encouraged to sign up as a volunteer, either by contacting Guy Parsons or by e-mailing their details to info@roeha.ca. Residents can also gain access to the latest community information by signing up for the newsletter at roeha.ca.

7. Motions (Guy Parsons)

Separate motions to accept the year 2011 AGM Minutes and the year 2012 Financial Statements (as archived at roeha.ca) were both carried by unanimous vote.

8. Adjournment (Guy Parsons)

There being no other business, the meeting was adjourned by the President at approximately 9:15 PM.