

Royal Oak Estates Homeowners' Association  
Minutes Of Annual General Meeting  
March 12, 2015 at 7:00 PM  
Royal Oak Victory Church  
Royal Oak Drive NW, Calgary AB

Present:

Guy Parsons (President)  
Andrew Barker (Secretary)  
Alan Hildebrandt (Treasurer)  
Shelley Cervi (Director)  
Zeena Taghvai (Director)  
Stein Yang (Director)

Gregory Hartzler (Community Liaison to Councillor Joe Magliocca)

20 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 and Secretary 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 to make an immediate start on his presentation of general information. There being no objections from the members present, the President called the AGM to order and introduced the Board of Directors. Directors Laura Parsons and Michael Oladosu were unable to attend the meeting.

The Agenda for the meeting was as follows:

- President's Report
- Treasurer's Report
- 2015 Plans and Budget
- Community Update by Gregory Hartzler, with Forum
- Directors and Volunteers
- Motions
- Adjournment

### **1. President's Report (Guy Parsons)**

Achievements during 2014 include:

- Continuation of Class 'A' Landscape maintenance
- Flowers added to existing beds
- Weed treatment along boulevard

- Final payment on refurbishment of iron fences
- Fountain motor replaced

Responding to a question from the floor, the President explained that maintenance of any iron fencing on homeowner’s property is the responsibility of the homeowner. ROEHA is only responsible for maintenance of those sections of fence that back onto common areas. This issue is defined in one or more Restrictive Covenants on the property Title.

Following a previous request, the cost of installing an aeration fountain in the small pond between Royal Ridge Mount and Royal Ridge Rise has been estimated at approximately \$10,000. Along with the annual cost of removing, cleaning and re-installing the fountain, this project would constitute a major budget item. However, since odors from the stagnant water remain of concern to some residents, the Board will evaluate the project in more detail to determine the overall feasibility of implementation.

**2. Treasurer's Report (Alan Hildebrandt)**

| Financial Summary/Comparison |                   |                   |
|------------------------------|-------------------|-------------------|
| Balance Sheet                | November 30, 2014 | November 30, 2013 |
| Assets                       | \$81,327.17       | \$74,724.85       |
| Liabilities                  | 7,132.40          | 10,787.20         |
| Homeowners Equity            | \$74,194.77       | 63,937.65         |
|                              | \$81,327.17       | \$74,724.85       |
| Revenue for the year ended:  |                   |                   |
| City of Calgary Billing      | 141,937.48        | 138,609.54        |
| Province of Alberta Grant    | None              | \$10,000.00       |
| Total Revenue                | \$141,937.48      | \$148,609.54      |
| Maintenance & Other Expenses | \$131,680.36      | \$122,219.04      |
| Excess Revenue over Expenses | \$10,257.12       | \$26,390.50       |

The ROEHA bank balance is approximately \$10k higher than last year and is less variable than in previous years. ROEHA continues to operate within its means, controlling expenditures to stay on or close to budget. The 2015 budget is \$150k, comprising \$140k for community maintenance and beautification, and \$10k for utilities and administration costs. Approximately \$100k of the \$140k covers the cost of routine Class A landscape maintenance by Foothills Landscaping. The primary component of Homeowners Equity is the \$50k seed funding provided by the developer when ROEHA was formed. The Board has budgeted to retain the seed funding for emergency use – it is

not used for operating expenses except to bridge any delay between bill payment and receipt of reimbursement from the City of Calgary. ROEHA is not allowed to use Special Tax revenues to build any kind of reserve fund.

### **3. Challenges (Guy Parsons)**

- Maintaining the aging fountains in the main park is becoming increasingly expensive. Before very long replacement is likely to be a more cost effective option.
- With the major expense of fence refurbishment no longer impacting the budget, tree replacements, as well as new plantings to beautify the big hill are planned for 2015. Tree planting on the hill is not practical, but groups of Willow are an option. The main challenge is that any such plantings are relatively expensive, in the range of \$400 to \$1,000 per item.
- A section of the walkway around the Gazebo is prone to continued subsidence, creating a tripping hazard. A quote is being obtained from Allstar Construction for a permanent repair.
- Refurbishment of post and chain fencing is required near the colonnade area. A quote is being obtained from the company that carried out refurbishment of the main fences. Repairs are also required to a damaged bear-proof garbage can.
- Refurbishment of the Gazebo roof will be a significant future expense.

### **4. 2015 Plans (Guy Parsons)**

- Continue with Class 'A' maintenance by Foothills Landscaping, who have provided excellent service while accommodating our funding constraints
- Consult again with homeowners that have fencing in bad repair on their properties
- Continue having fountains on the main pond
- Continue negotiations with the Developer of Royal Oak Square regarding a new Royal Oak Estates sign at the east end 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 develop a traffic noise abatement plan for Stoney Trail

**5. Proposed 2015 Budget (Guy Parsons)**

|   |                  |
|---|------------------|
| <b>Maintenance</b>  |                  |
| Community beautification, Class A, City of Calgary Maintenance, and flowers/ shrubs, Snow removal on boulevard sidewalks and colonnade, pond fountains maintenance, Colonnade post refinishing, Trees and other plantings | \$140,000        |
| <b>Insurance</b>  |                  |
| Insurance on community amenities (gazebo, colonnade, lion, etc) and liability insurance   | 4,500            |
| <b>Utilities (Water / Electrical)</b>   |                  |
| For pathways and parks, grass and lighting  | 3,000            |
| <b>Other Costs</b>  |                  |
| Professional fees, banking, interest, AGM expenses, unexpected expenses   | 2,500            |
| <b>Total</b>  | <b>\$150,000</b> |
| <b>Revenue (based on 635 homes) + City rebate</b>   | <b>\$150,000</b> |

**6. Community Update and Forum (Gregory Hartzler)**

**6.1 Transportation**

The majority of current issues in Ward 2 relate to transportation.

- The intersection at Country Hills Boulevard and 112 Avenue is the main concern in Royal Oak. Joe and Gregory have dealt with some aspect of it nearly every week. Following the Recreation Centre opening scheduled for Summer 2017, traffic along Country Hills Boulevard is likely to increase. The levels of congestion and debris in the problem intersection are aggravated by heavy truck traffic. Meetings have been held with road construction companies, truck drivers, police and community representatives to discuss mitigation options. A complete ban on truck traffic through the Country Hills/112<sup>th</sup> intersection is not currently possible, but two major improvements planned for alternative truck routes will reduce the volume of truck movements through that intersection: (1) Completion of the Sarcee Trail connection to 144<sup>th</sup> Avenue, and (2) improvements to the Sarcee Trail/ Stoney Trail intersection. The convoluted connection between 112<sup>th</sup> Avenue and Sarcee Trail is a deterrent to tandem truck traffic but it is not possible to create a more direct ramp from 112<sup>th</sup> onto Stoney Trail west. To address the issue of debris spillage at the Country Hills/112<sup>th</sup> intersection, the City is planning to access the 25c/ton load levy on truck traffic to pay for extra sweeping.
- The proposed access off Crowchild Trail to Rocky Ridge Road via Eamon Road will not be going ahead, primarily due to lack of cost effectiveness. Residents were about evenly split between for and against the project.

- Other options for the 4-way stop at Royal Birch Boulevard and Royal Oak Drive remain under consideration.
- To address safety concerns in the vicinity of Royal Oak School consideration is being given to increasing the size of the school zone or converting to a playground zone.
- Requests have been received for pedestrian beacons/flashing lights at the intersection of Royal Oak Drive and Rocky Ridge Road, but the conditions at this intersection do not meet the criteria necessary to justify the cost of installation. The largest size of pedestrian sign has already been installed.

## **6.2 Other Issues Raised During the Forum**

- Joe's office has no information about Kaiser Oil's planned activities north of the Royal Oak shopping centre. This issue falls outside Joe's jurisdiction.
- The paved pathway leading through the ravine from the Royal Oak Drive tot lot comes to an abrupt end because it abuts an area of land that is privately owned. Whether a paved pathway will ultimately continue through the ravine is unknown at this time.
- Approval for a paved pathway connecting the first pond area in the main park directly to the new Greenway path is unlikely to gain approval anytime soon. The Mayor's commitment to the TransCanada Pathway leaves little or no cash for other new pathways until 2019.

## **6.3 Reporting Issues of Concern**

- Contact Gregory Hartzler
  - Office: 403-268-3280
  - Cell: 403-650-6936
  - E-mail: [ward02@calgary.ca](mailto:ward02@calgary.ca)
- Gregory recommends using a GPS enabled smart phone to photograph any problems and report to the City using the 311 app. The police 311 for traffic issues is located on [calgary.ca/cps](http://calgary.ca/cps)

## **7. Elections (Guy Parsons)**

There are no immediate vacancies on the Board. However, following this AGM the President will be stepping down after many years of service, and several other long-serving Directors are unlikely to remain on the Board beyond the current year. Anyone interested in becoming a Director is encouraged to join us during one of our Board meetings to find out more about what is involved. For more information, e-mail [info@roeha.ca](mailto:info@roeha.ca).

**8. Volunteers (Guy Parsons)**

The President offered thanks to all the volunteers who have helped to improve the community and make the Homeowner's Association real. For more information about volunteering, e-mail [info@roeha.ca](mailto:info@roeha.ca)

**9. Motions (Guy Parsons)**

Motions to accept the Minutes of the previous AGM and the 2014 Financial Statements as archived at roeha.ca were passed.

**10 Adjournment**

There being no other business the meeting was adjourned by the President at approximately 8:30 PM.