

Royal Oak Estates Homeowners' Association

Minutes of 2014 Annual General Meeting

March 13, 2014 at 7:00 PM

Royal Oak Victory Church

Royal Oak Drive NW, Calgary AB

Present:

Guy Parsons (President)

Alan Hildebrandt (Treasurer)

Laura Parsons (Director)

Michael Oladosu (Director)

20 Voting Members

The meeting was called to order at 7:00 PM. As quorum was not reached by 7:10, the President advised under the Associations bylaws, a vote would be needed to continue with the meeting. The vote was approved by all present.

Agenda:

- President's Report
- Treasurer's Report
- 2014 Plans and Budget
- Forum - Community Update / Questions & Answers w/Councillor Joe Magliocca
- Elections
- Motions
- Adjournment

1) Presidents Report (Guy Parsons)

Presentation of the 2013 achievements included:

- Class 'A' maintenance during the year
- ROEHA Owned Fences in public areas refinished
- Flowers added to existing beds
- Weed treatment along boulevard

Work on the Royal Oak Square shopping centre at the corner of Royal Oak Drive and Rocky Ridge Road was discussed. Discussion of the demolished ROEHA entrance sign was deferred to Q&A with Councillor Magliocca.

A Provincial grant of \$100,000 was applied for in the spring of 2013 for the repairs and maintenance of ROEHA fence and other amenities. The final grant was approved and issued to ROEHA for the reduced amount of \$10,000. This grant was applied to 2013 fence maintenance program.

2) Treasurers Report (Alan Hildebrandt)

Costs were aggressively managed during the year to enable the maintenance of the iron fences panels ROEHA is responsible for. Along with the reduction in Foothills Landscaping fees, and other related costs, ROEHA ended the year with Revenues exceeding Expenses by \$26,391. The award of the provincial grant also contributed to this. This compared to an amount of Expenses exceeding Revenue in the previous year (2012) of (\$4,234).

Expenses include landscaping and snow removal, repairs and maintenance, insurance, utilities (electricity and water) and administration. Board members provide their services on a voluntary basis. The excess of revenue over expenses for the fiscal year 2013, will be used in 2014 to enhance ongoing community maintenance and beautification, along with any unexpected expenses that may occur.

As at the end of November 2013, ROEHA had total assets of \$74,725, with current liabilities of \$10,787 and Homeowners Equity of \$63,938.

Challenges for 2014 will continue to be maintenance of the aging fountains, reconditioning of remaining metal works (garbage cans and post refinishing) and future refurbishment the gazebo.

3) 2014 Plans (Guy Parsons)

- Continue with Class 'A' maintenance, renegotiated with Foothills
- Final payment on fence refurbishment project (mid-April 2014)
- Consult again with homeowners that have fencing in bad repair on their properties
- Continue having fountains on pond
- Continue talks with the City to allow ROEHA to hold reserve funds
- Finalize negotiations for entrance signs with property developer
- Working with our MLA to develop a plan for sound abatement in regards to Stoney Trail NW

4) Proposed Budget (Guy Parsons)

Maintenance - \$100,000

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

Insurance - \$4,000

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

Utilities (Water / Electrical) - \$3,000

For pathways and parks, grass and lighting

Fence Rehabilitation - \$35,000

Remaining outstanding payment to perFARMance Powdercoating Inc.

Other Costs / Contingency - \$4,000

Professional fees, banking, interest, AGM expenses, unexpected expenses

Total Costs - \$146,000**Revenue - \$146,000**

Based on 635 homes @\$212.00 + \$11,500 City of Calgary maintenance rebate

5) Forum (Guy Parsons)

Ward 2 Councillor Joe Magliocca and Community Liason to Councillor Magliocca Gregory Hartzler attended the Forum portion of the AGM

Community Entrance Sign – Demolition of the sign for development of Royal Oak Square was discussed. Developer has agreed in emails and meetings with the ROEHA board to pay for the installation of a new entrance sign at the east entrance. Currently the ROEHA board is seeking pre-approval of the location with the City of Calgary before proceeding with further negotiations with the Royal Oak Square contractor. The contractor will also be adding a community entrance sign as part of the construction of the Square. Councillor Magliocca was aware of the issue with the signs and has had discussions with the developer.

Community Entrance / Egress – Discussion of the limited community entrances from Country Hills Blvd. took place with Councillor Magliocca. Evacuation of the community during an emergency was a concern, with all the communities along Country Hills Blvd. The councillor had not heard these concerns before.

Plans to widen the exit from eastbound Country Hills to southbound Stoney Trail to give direct access to the Crowchild Trail exit and remove the need for a high speed merge, have been proposed by the Province. However timing on when this will happen has not been decided.

The intersection at Country Hills Blvd. and Royal Birch Blvd. is a concern. Leaving the community you have a pedestrian blind spot on a right hand turn and bus stop. Gravel trucks turning left onto Country Hills from 85th Street, running yellow lights, is also a major concern. Along with the debris they leave behind. Councillor Magliocca is working with the gravel companies to clean the lower portion of gravel trucks when they leave the

loading facility and clean the debris from the intersection. Other measures are being considered to mitigate the impact of this traffic on this intersection, such as cameras.

The 4 way stop at Royal Birch Blvd and Royal Oak Drive was also discussed. Talk from the last Councillor was a roundabout could be considered to replace this. The 4 way stop is really only needed during peak morning and afternoon hours. Councillor Magliocca thought a traffic study could be used to develop alternatives for this intersection.

A new entrance is being considered as part of the opening of the Rocky Ridge CTrain station. The entrance would be west of Rocky Ridge Road, and would be directly off Crowchild Trail. Councillor Magliocca was unsure of the timing, however it is part of the 12 Mile Coulee Road and Crowchild Trail intersection redevelopment. An exit directly onto Crowchild Trail is not being planned.

Community Centre – Councillor Magliocca informed the meeting that the construction of the new community centre off Country Hills Blvd would be starting shortly and if all goes according to plan, it would be opened in mid-2017. The operator would be the YMCA. The facility will have swimming pools, running tracks and fitness facilities, along with other amenities.

Bus Routes / CTrain Update – Changes to existing bus routes will be made to coincide with the opening of the new CTrain station. A bus is being considered to run from Royal Oak Centre to Beacon Hill Shopping Centre. The CTrain station is on track for a late summer opening (late August, early September). The current speed restrictions along east bound Crowchild Trail should be lifted after the cement abutments are in place along the track works.

Ponds – A small drainage pond on the north side of Royal Oak Drive, between Royal Ridge Mount and Royal Ridge Rise (near the playground equipment) can have odors, especially in the spring. Nearby residents enjoy the pond and trees; however they would like to see if a pump/fountain could be placed in this pond, similar to the main pond, to aerate the pond and reduce the occurrence of the stagnant water odors. Infrastructure (electrical, new pump, etc.) would be needed to make this happen. An investigation of costs, permitting, and placement was requested by the residents.

6) Elections (Guy Parsons)

Current ROEHA board members were willing to stand for another year. All present voted in favour of this motion.

President, Guy Parsons, and Director Laura Parsons, informed the meeting that the next ROEHA AGM would be their last.

One volunteer provided their name and contact information in case the Board was in need of assistance.

7) Motions (Guy Parsons)

A motion was made and seconded for adoption of the ROEHA 2013 Financial Statements as presented on the association website. The motion was passed.

A motion was made and seconded for adoption of the ROEHA 2013 AGM Meeting Minutes as presented on the association website. The motion was passed.

A motion was made and seconded to adjourn the meeting. The motion was passed.

Meeting adjourned – 8:30 PM