

**MINUTES OF THE ANNUAL GENERAL MEETING
OF KINCORA RESIDENTS ASSOCIATION (NO. 5110143244)**
HELD AT 38 KINCORA RISE NW, CALGARY, AB T3R 0A3 (Symons Valley United Church)
ON WEDNESDAY, SEPTEMBER 13, 2017 AT 7:00 P.M.

CALL TO ORDER

The meeting was called to order at 7:05 P.M. by Gail Byman, Community Manager for C-Era Property Management & Realty. Gail asked for a motion from the floor to allow her to act as Chairman for the 2017 Annual General Meeting. Motioned by 61 Kincora Landing NW, seconded by 158 Kincora Heights NW. All in favor. Motion Carried.

The Chairman introduced, Karen Winkelmann, Assistant Community Manager for C-Era Property Management will act as Secretary and record the Minutes of the 2017 Annual General Meeting.

ESTABLISHMENT OF QUORUM

The Secretary reported to the Chairman that quorum was present by virtue of the fact that:

- a) Five (5) Directors were represented by personal appearance.
- b) Twenty-One (21) Registered Ordinary Members were represented by personal appearance of the Owners.
- c) Ten (10) Registered Ordinary Members were represented by proxy.

A total of Thirty-Six (36) Members were represented at the meeting for voting purposes, the Chairman declared that quorum was not present as per the Articles of Association and the Meeting proceeded as per affirmation of owners in attendance.

INTRODUCTION OF HEAD TABLE

The Chairman introduced the current Board of Directors:

Al Baecker	President
Travis Merrick	Vice President
Bruce Simpson	Member at Large
Hameed Qureshi	Member at Large
Sandy Mamona	Member at Large
Alex Privalov	Secretary / Treasurer - Absent
Stephen McDonald	Member at Large - Absent

C-Era Property Management & Realty

Gail Byman	Community Manager
Karen Winkelmann	Assistant Community Manager

Guest(s)

Corey Hunter	Murray Hunter Professional Corporation Chartered Accountant
Pat Kelly	Member of Parliament
Annie Dudder	Kincora Community Association

PROOF OF NOTICE

The Chairman referred to the Notice of the Annual General Meeting which she advised had been delivered to each Unit Owner and each registered mortgagee who had given notice of its interest to the Residence Associate on the 18th day of August, 2017 in compliance with the requirements of and the time specified in the By-Laws of the Residents Association.

APPROVAL OF MINUTES OF THE 2016 ANNUAL GENERAL MEETING

The Chairman asked for a motion from the floor to accept the 2016 Annual General Meeting minutes. Motioned by 127 Kincora Hill NW, seconded by 514 Kincora Drive NW. All in favor. Motion carried.

FINANCIAL REPORT/APPOINTMENT OF AUDITOR

The Chairman introduced Corey Hunter, Chartered Accountant, who presented the Audited Financial Statement for year ending December 31, 2016. A copy was mailed to each Member prior to the meeting.

Owner Question: How much are the overdue fees?

Answer: It was at \$62,000 as of September 1st. The current economy has made it difficult to collect fees.

Owner Question: Does the landscaping costs include the City of Calgary grant?

Answer: Yes, it is included in the total.

The Chairman asked for a motion from the floor to leave the appointment of Auditors and Solicitors and their remuneration to the discretion of the Board. Motioned by 61 Kincora Landing NW, seconded by 57 Kincora Drive NW. All in favor. Motion carried.

PROPERTY MANAGER'S REPORT

The Chairman presented the Property Manager's Report, a copy was provided to all in attendance.

REPORTS OF COMMITTEES

Al Baeker and Travis Merrick present the Reports of Committees.

- Kincora Residents Association website has been launched, with future possibility to pay Association Fees online.
- The current Board of Directors has been work transitioned the landscaping maintenance from the City of Calgary to a private vendor with less City involvement.
- Placement of 10 recycled plastic picnic tables on concrete pads has been approved by the City with an expected installation date of Fall 2017 at a cost of \$28,000 plus concrete costs.
- The current Board of Directors has been working on extending the pathway to around the storm pond, the City has given pre-approval but Provincial approval is required as it will encroach Stoney Trail.
- The City of Calgary is charging the Association for the irrigation water usage but they do not allow access to operate the irrigation system. The Board is working to arrange a meeting with the City to have this turned over to the Association.

Owner Question: Will garbage bins be added with the picnic tables?

Answer: No, the Kincora Residents Association is signing a 5-year contract with the City to maintain the new picnic tables but garbage bins will not be installed as the city will not maintain them.

Owner Question: When the Board decides on large projects are homeowners consulted?

Answer: The Board always welcomes Owner input but there has always been a challenge getting Community involvement and/or volunteers.

Owner Question: Why is the North side of Kincora not taken care of as well of the South side?

Answer: The South side was never made part of the Residents Association and to add the South side we require 100% of Owners to agree to join the Residents Association.

Owner Concern: There is no advertising for volunteer opportunities within the Residents Association.

Answer: Volunteer recruiting is done by the Community Association and information can be found on the Facebook page, signs are posted thought the community and Survey Monkey will be used in the future.

Owner Question (addressed the room): Was everyone in attendance aware that there was a shortage of volunteers to maintain the skating rink?

Answer: Yes, it was advertised in the Kincora Newsletter.

Owner Question: Why don't we pay someone to maintain the rink?

Answer: The rink falls under the Community Association not the Residents Association and they do not have the funds in their budget.

Owner Question: Is it worth transitioning to a Private vendor for the landscaping?

Answer: Yes, it is anticipated that there would be over \$40,000 in saving. Including the City of Calgary grant.

Owner Question: Are we charged when the City of Calgary removes dead trees?

Answer: No.

Owner Question: Why did we change to a private vendor for the landscaping?

Answer: We were over budget with the City of Calgary and they had indicated that the costs were only going to increase.

Owner Question: Why are the ravines not being mowed?

Answer: They are maintained by the City of Calgary and they are only mowed once a year.

Owner Question: Any thoughts about replacing fencing?

Answer: Fencing and stone walls adjacent to homeowners are the Owner's responsibility.

Owner Question: Why are we adding more pathways instead of enhancing existing recreational amenities?

Answer: We require volunteers and community involvement and the cost is much higher when it comes to playground.

RESIGNATION & ELECTION OF THE BOARD OF DIRECTORS

The current Board of Directors verbally put forth their resignations by way of calling the Annual General Meeting. The Chairman advised that the By-Laws provide for no less than three (3) and not more than nine (9) Directors.

Owner question: How much time is required to be a part of the Board?

Answer: The Board meets at least eight (8) times each year and most of the work is done over email.

The following volunteered or were duly nominated:

Volunteer/Nominee
Al Baecker
Sandy Mamona
Bruce Simpson
Alex Privalov
Tarun Datta
Karan Dullat
Nicole Clemo
Samir Mendiratta
Rene Thibodeau

The Chairman asked for a motion to close the volunteers/nominations for all buildings. Motioned by 61 Kincora Landing NW, seconded by 127 Kincora Hill NW. All in favor. Motion Carried.

As there are the same number of volunteers/nominees as persons to be elected to the Board of Directors, the Chairman declared that the above noted volunteers/nominees be elected to the Board of Directors.

NEW BUSINESS

Kincora Community Association was in attendance providing information in regards to the fundraising efforts to develop recreation amenities in the Symons Valley area. Survey available until October 31, 2017.

Owner Concern: C-Era is not dealing with the balance forward from Parterre.

Answer: The Community Manager has been collecting all disputes to present to the new Board following the 2017 AGM. Owners need to provide proof of payment and C-Era is working with all Owners and the Board to correct all misapplied payments by Parterre.

Owner Question: Who manages the architectural controls for the Community?

Answer: Concerns need to be taken to the Property Management Company, C-Era.

Owner Question: Do the landscapers take care of the Christmas Lights?

Answer: No, the Association owns some of the lights and rents others, there is room for improvement and the Board is working on this for 2017.

Owner Question: How much did we pay for the Christmas lights last year?

Answer: Approximately \$4,000 as lights had to be removed and there were electrical issues that needed to be addressed.

Owner Suggestion: The new Board of Directors should consider reaching out to volunteer groups to work in the Community.

Answer: That would fall under the Community Association not the Residents Association.

Owner Concern: Residents replacing grass with concrete pads.

Answer: The new Board of Directors will pursue this.

Owner Question: Are Owners responsible for mowing the areas near fencing and stone walls?

Answer: Yes.

Owner Question: Have you considered planting perennials?

Answer: This is on the Boards punch list.

Owner Question: Are people being held responsible for hitting trees in the winter with vehicles?

Answer: Only if they are reported or if they admit to it.

Owner Question: Will trees be planted on the Shaganappi side?

Answer: The Community Association is working with the City of Calgary on this issue.

Owner Question: Will there ever be access to Shaganappi?

Answer: No, there are plans for a future transit line.

ADJOURNMENT

The Chairman asked for a motion to adjourn the meeting at 8:55 P.M. Motioned by 39 Kincora View NW, seconded by 61 Kincora Landing NW. All in favor. Motion Carried.