

MINUTES OF THE ANNUAL GENERAL MEETING
Kincora Residents Association
June 24, 2021

The Annual General Meeting of the Kincora Residents Association was held via Google Meets at 7:00pm on **June 24, 2021**.

Board of Directors:

Sandy Mamona	President
Mihail (Mike) Geaman	Vice-President
Annette Hall	Treasurer
Al Baecker	Director
Dale Gordon	Director
Maria Pullen	Director
Rene Thibodeau	Director

Guests:

Verna Penner	Simco Management (Calgary) Inc.
Stephanie Proctor	Simco Management (Calgary) Inc.
Kathryn Rowley	Recording Secretary
Corey Hunter	Murray Hunter Professional Corporation

Call to Order by the Chairman and Establish Quorum

As Quorum was not met as of 7:00pm, the meeting stood adjourned for 10 minutes to allow more owners to arrive. After waiting the 10 minutes, Sandy Mamona then welcomed the owners and officially called the meeting to order at 7:11 pm. There were 24 owners present and 5 advanced proxies given, with a total of 29 owners present this then constituted as quorum. A motion was put forward to appoint Verna Penner as chairman of the Annual General Meeting.

Moved by:	Unit #79 Kincora Grove
Seconded by:	Unit #234 Kincora Bay
All in Favor	
Carried	

Proof of Notice of Meeting

Verna Penner then discussed confirmation that at the AGM package was mailed out to all owners on June 11, 2021, confirming that proper notice was provided to all owners.

Reading and disposal of any unapproved minutes

Verna Penner then presented a motion to waive the reading of and approve the Annual General Meeting Minutes from October 13, 2020 as presented in the AGM Package.

Moved by:	Unit #98 Kincora Landing
Seconded by:	Unit #276 Kincora Heights
All in Favor	
Carried	

Presidents Report

Sandy Presented a report, please see the attached Power Point presentation.

Financial Report

Corey Hunter presented his financial report for the 2020 fiscal year end and opened the meeting to questions. As there were no questions, Corey concluded the reading on the Financial Reports. Verna then put forward a motion to approve the December 31, 2020 Audited Financial Statements.

Moved by:	Unit #58 Kincora View
Seconded by:	Unit #112 Kincora Grove
All in Favor	
Carried	

Report of Officers

Annette hall presented her treasurers report:

This year we prepaid the lawyers' fees, and all these expenses are added to the owner's accounts. Over the last year we had about a hundred accounts that needed to go to collections, but they are getting cleaned up. Three hundred and sixty-three homeowners are in arrears. Anyone that has more than three years of HOA fees outstanding, has been sent to collections. In July interest charges will begin to be added to all accounts. About fifty owners will be eligible for collections.

Annette then presented the second pie chart, going over the amounts that will make up the 2021 budget. Please see the attached pie charts.

Verna also mentioned that another \$100,000 has been collected recently. Annette then explained what projects they are working on with the funds and why owners need to pay their HOA fees, and what impact non-payment has on projects.

Appointment of auditors

Verna then put forward a motion to have the Board of Directors appoint a Chartered accountant for the Resident Association's ensuing fiscal year.

Moved by:	Unit #127 Kincora Hill
Seconded by:	Unit #234 Kincora Bay
All in Favor	
Carried	

Election of the new Board of Directors

As per the Articles of Association, all Board members must resign.

The following owners agreed to let their names stand for election:

Sandy Mamona
Mihail (Mike) Geaman
Annette Hall

Dale Gordon
Maria Pullen
Rene Thibodeau

Verna asked three times for any further volunteers/nominations from owners, a motion was then made to close the nominations.

Moved by: Unit #98 Kincora Landing
Seconded by: Unit #194 Kincora Glen Road
All in Favor
Carried

The Board of Directors was elected by acclamation.

New Business

Rene presented a brief presentation on the Sports Court:

A new sports court is looking to be built in the community with tennis, pickle ball and the community has been asked what they would like to see and what they want added. There are two pieces of land that are available to move forward for building this park. The board and City of Calgary are looking to put a permanent ice rink where one is usually placed in the winter. We have a company that is based out of Kincora to assist within the project and will work on completing the jobs in stages. Once the city gives approval for the land use, we will hand out information; if the community wants to add or subtract different types of equipment or items from the park, they can have input. Then we can hopefully move forward. \$150,000.00 dollars is needed for an outdoor surface. We are looking into having 'Power tiles' placed as flooring, to make it easier on joints as well as smoother to walk on. Concrete options are also available, and we will still have the option to add the 'power tiles' in later. This budget would also include fencing and preparation, putting up netting and any other items. However, this could change depending on what the community wants added or subtracted from the project. Hopefully, we hear from the city sooner than later, but we do not have an exact time frame.

One more thing to note, the field where we have our hockey rink is joint use, with the City of Calgary and Catholic School Boards. So, we needed to apply to be allowed to use the land. It is a lengthy process and we have submitted our proposal. The Catholic School Board has said yes, and Calgary Parks we believe are looking to say yes, we then need one more approval either from the City of Calgary or the Public-School Board. One of the delays on why we have not heard back from Calgary Parks is that one site is 850 feet away from an approved winter water source. A second, better site could be a location that accommodates a community garden.

142 Kincora Heights: Was there any inquiries made about adding an outdoor fitness area?

Answer: We are looking at replacing the playgrounds in Kincora and considered converting one of them to an adult outdoor fitness area. If you have more ideas, we would love to hear them.

72 Kincora Terrace: Was there any mention on if we will be getting splash parks?

Answer: Not that we know of, but we are looking to get something that is easier for little ones to play on. We can investigate it, and it is noted. Playgrounds would be a long-term project, and we would need grants. Just so you are all aware Verna has been looking into grants to add to our funding of developments moving forward. There is also going to be a park built across from the Walmart, which will have a hockey rink, tennis courts, a theater, and other items. We are not sure if a splash park is in there, but it might be.

234 Kincora Bay: May I suggest a different surface for the playgrounds?

Answer: That is something we will investigate.

Adjournment

A motion was put forward to adjourn the meeting.

Moved by:

Unit #194 Kincora Grove

Carried

Meeting Adjourned at 7:50 pm