

**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 MONDAY, SEPTEMBER 17, 2018 AT 7:00 P.M.

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**CALL TO ORDER**

The meeting was called to order at 7:30 PM 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 2018 Annual General Meeting.

Motioned by: 35 Kincora View NW , Seconded by: 234 Kincora Bay NW . All in favor, motion carried.

The Chairman introduced, Da'Linda Ramcharan, Assistant Community Manager for C-Era Property Management will act as Secretary and record the Minutes of the 2018 Annual General Meeting.

**ESTABLISHMENT OF QUORUM**

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

- a) 36 Registered Ordinary Members were represented by personal appearance of the Owners.
- b) 8 Registered Ordinary Members were represented by proxy.

A total of 44 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
Bruce Simpson	Member at Large
Sandy Mamona	Member at Large
Alex Privalov	Secretary
Nicole Clemo	Member at Large
Rene Thibodeau	Member at Large
Tarun Datta	Treasurer
Samir Mendiratta	Member at Large

**C-Era Property Management & Realty**

Gail Byman	Community Manager
Da'Linda Ramcharan	Assistant Community Manager

**Guest(s)**

Corey Hunter	Murray Hunter Professional Corporation Chartered Accountant
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**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 15<sup>th</sup> day of August 2018 in compliance with the requirements of and the time specified in the By-Laws of the Residents Association.

## **APPROVAL OF MINUTES OF THE 2017 ANNUAL GENERAL MEETING**

The Chairman asked for a motion from the floor to accept the 2017 Annual General Meeting minutes. Motioned by: 127 Kincora Hill NW, Seconded by: 464 Kincora Bay. 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, 2017. A copy was mailed to each Member prior to the meeting.

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: 464 Kincora Bay NW, Seconded by: 35 Kincora View NW. All in favor, motion carried.

**Q.** Homeowner – on page 3 on expenditures it says we spent \$199,000 it leaves \$37,000 left over.

**A.** \$199,000 is a budgeted amount, the actual spend was \$37,000.

**Q.** 18 Kincora Park NW – Is there a specific budget for or dollar amount for specific areas

**A.** We do have a capital improvement but not for specific areas.

**Q.** Homeowner – Can you explain the \$40,000 grant from the City of Calgary for landscaping?

**A.** We get a grant from the City of Calgary because we are an enhanced community. The City says they can do a minimum amount of landscaping and because we use our own contracted landscaper, they give us the grant.

**Q.** Homeowner – Does the City of Calgary do any maintenance in our area?

**A.** They still operate and maintain irrigation as well as all trees in the community that are on City property. Natural reserves/ravines are still under the City of Calgary. Call 311.

**Q.** Homeowner – what is happening with the flowers at the entrance, we haven't seen any flowers? Last year the tulips died and other planted that did not grow as expected.

**A.** We started an initiative to convert the gardens which will have a capital cost of getting it done but decrease in maintenance. We ran into time delays with logistics and board members.

**Q.** Homeowner – long term investments, is this in a GIC? Could a portion be in mutual fund?

**A.** Yes, it's solely in GIC's as a HOA a very small portion can be held in a mutual fund, this will be up the Board. GIC's are available for large projects if needed.

## **PROPERTY MANAGER'S REPORT**

The Chairman presented the Property Manager's Report, a copy was provided to all in attendance. The Chairman requested that all questions be held for new business.

## **REPORTS OF COMMITTEES**

No Committee Reports were given at the AGM.

## **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 fifteen (15) Directors.

The following volunteered or were duly nominated:

<b>Volunteer/Nominee</b>
Al Baecker
Alex Privalov
Bruce Simpson
Eve Dorohoy
Jess Lagman
Mike Geaman
Nicole Clemo
Rene Thibodeau
Samir Mendiratta
Sandy Mamona
Sarah Kromm
Tarun Datta
Bharat Datta
Rahul Bhardwaj

The Chairman asked for a motion to close the volunteers/nominations for all buildings.

Motioned: 234 Kincora Bay NW, Seconded by: 123 Kincora Grove 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**

**Q.** Homeowner: Green spaces, flowers and the overall appearance for the Community as homeowners do their best to make their own properties look nice and welcoming.

**A.** We had 2 different contractors since the inception of the board. One was the City of Calgary and Explosive Landscaping. The City did great with the flowers, but we ran into the maintenance that was scheduled on a regular basis wasn't happening as there was lots of complaints. The watering has always been a complaint. Now with Explosive, it's been the opposite. They lack in the flower but their day to day maintenance has been acceptable and better service than the City. We are looking for the ultimate contractor that can keep with the gardening and day to day maintenance that is required including the watering. We may try to negotiate a separate contract for gardening aspect and keep the contractor we must do the day to day.

**Q.** Homeowner: is there a reason why the board only signed a 3-year contract with these guys? Why not year to year renewal? We are getting bad service.

**A.** There was an initiative on their part that if we signed a longer contract they'll keep that rate for us and we can't forecast poor service. We can only remedy this.

**Q.** Homeowner: Firstly, I'd like to compliment on the Christmas lights it's a lovely look to our Community. And yes, the flowers are a disappointment for the last 2 years. I know understand the reasoning behind it, thank you.

**A.** Ideally if we could have had the rework done by Spring, it would have been a change for the better not the worse and we understand.

**Q.** Homeowner: The weeds and grass are dry on blvds.

**A.** We have no control over the water and we are not getting service. We are now on the hook for water consumption. The water is not getting to the areas that require it we are paying for waste. This is part of the parcel of the challenges we face looking for a new contractor.

**Q.** Homeowner: major factors with the issues with landscaping. In 2 years, Explosive has affected the overall look of the community. They don't have the ability to fulfill the needs of our community. The City is not handling the watering, dead trees. This is ruining the overall look and depreciating our Community.

**A.** If it's the responsibility of the City, call 311. We could try to spend money on trees to help speed up the cycle of planting new trees. The City does plant but has a schedule of replanting that we have no control.

**Q.** Homeowner: Where is our elected official to the City that should be the liason for us, 311 is a joke. We have provincial trucks driving through, we have flooding on the highest part of Kincora due to the damage they cause driving through.

**A.** The Board has been able to get results from 311, when we don't we go to the official. Joe is in attendance tonight.

Joe – Please contact our office when you are not getting through to 311. We typically get back to you within 24 hours. I don't know about specific complex situations and challenges, but that the City can't trump provincial related concerns. If you report a tree that has been run over on a boulevard, the 311 requests would only be removed and not carried forward to replant. This is being changed and working on this internally to remedy this issue. So, as it stands, replanting is an issue, the City has no budget for it. These are some of the challenges Urban Forestry is having. It is a 4-5-year cycle to replant in communities. Watering is an overall issue in the City right now.

**Q.** Homeowner: Is this a change that's in process now with the City giving control to the enhanced communities?

**A.** New as of this spring. Enhanced landscape programs are an offload from the City.

**Q.** Homeowner: I feel like we are being punished for being an enhanced community by the City.

**A.** The City is cutting back, they're just not doing it. They are not mowing and it's only at a bare minimum. The grant has been reduced to \$27,000 for standard maintenance. As a HOA we cannot touch the city areas, they chose not to. We can be fined if we touch these areas of concern. There are other homeowner associations in the City that are having the same issues with the City.

**Q.** Homeowner: What is the definition of inner-walks for snow removal?

**A.** When the city did the snow removal, they would do the sidewalk adjacent but not through the park. The main entrance coming in, one side is sidewalk, one side is pathway. The city does not do removal on pathway systems. We've addressed this with our contractor and we simply cannot go into the ravines.

**Q.** Homeowner: Is there any implementation program for online payment for fees?

**A.** This is being worked on by Associa and will be available via TownSq. There is no confirmed date.

**Q.** Homeowner: Our fees are only \$200.00, why not increase the fees a bit to get this stuff fixed like the fences that need painting?

**A.** We are having trouble collecting the \$200.00 and we cannot do work to private properties. The only recourse we have is to go through by-law 311.

**Q.** Homeowner: How do we collect these fees that are outstanding?

**A.** The board is working on a plan to collect arrears. There are residents who owe for 3-5 years. The board is open to any ideas that are reasonable and don't break the law.

**Q.** Homeowner: How does the board communicate these issues to the community?

**A.** The board puts out a community newsletter with reminders, not everyone reads it. We have a website that residents can email into as well as TownSq.

General Answer on landscaping issues: The Board requested residents to email in their suggestions for landscaping solutions and contractors.

**Q.** Does the board work with non-board member residents to help?

**A.** Yes, we encourage this and want others to help where they can. Anyone can be on a committee and see their initiatives get in place.

**Q.** Homeowner: Before I paint my fence, what color can I use? I have checked the website. Seems like people are using different colors.

**A.** We can put up on the website that we have our own color called Kincora Green. Currently we are trying to compile more architectural control information. The City confirmed that we are no longer under architectural control per Gail Byman.

**Q.** Homeowner: For the newsletters, can't both associations join up, so the information isn't duplicated?

**A.** We don't pay for either of them and are distributed by 2 different companies. If you want to contribute, please let the associations know. KCA KRA (KCA is all of Kincora).

**Q.** Homeowner – Walkways & Pathways, just off the playground there is a 45-degree angle path. It's only a meter long in area and dangerous in winter.

**A.** This is not a pathway, this is a beaten down area and will never be addressed as it's not considered a pathway by the city or province. The board considered looking at what the cost would be for us to put a pathway system in there. There are standards that must be followed, and the cost was about \$250,000.

## **ADJOURNMENT**

The Chairman asked for a motion to adjourn the meeting at 9:16 P.M.

Motioned by: 98 Kincora Park NW, Seconded by: 35 Kincora View NW.

All in favor, motion carried.

