



Cooper's Crossing Residents' Association (CCRA) Minutes of 2018 Annual General Meeting

Date: May 26, 2018

Location: Save on Foods, Cooper's Town Promenade, Airdrie AB

In Attendance:

Directors Present: Helen, Wade, Monica, Savannah, Angela, Selene, Kevin
Directors Regrets: Marie, Jim, Nancy

Astoria Staff Present: Kara Bocking

Members Present: There were a total of (23) members present and an additional (52) who sent proxy. Quorum was met.

1.0 Welcome & Call to Order

Helen Shields welcomed everyone to the first CCRA AGM
Helen Shields called the meeting to order at 4:34 pm.

2.0 Certifying Proxies and Determining Quorum

Kara Bocking confirmed that the requisite quorum (50) were present.

Motion: Kim Atkinson moved to confirm we have quorum; **Seconded:** Tyler Kindermann
Motioned Carried

3.0 Approval AGM minutes 2017

Motion: Helen Shield **Seconded:** Susan Angela
Motion Carried

4.0 Presentation of the Financials

Kara Bocking distributed the audited financial statements prepared by Cremers & Elliott
Kara Bocking summarized the key points of the financial statements.

Motion: Patty Reid moved to accept financials as presented; **Seconded:** Gerard Chang
Motioned Carried

5.0 Appointment of auditor for upcoming fiscal year

Request for Motion to appoint Cremers & Elliott as auditors for CCRA 2018 audit.

Motion: Kim Atkinson **Seconded:** Helen Sheild Motioned Carried

Questions: why don't we use a local firm? We assessed locally – too expensive

6.0 Report to membership

Helen Shields provided a report to membership for 2017.

Wade Cormier provide the City report: for Jim Hill

- Contract for additional park maintenance would be from city \$25,986 – to manage flower beds, foliage, annual \$3086 for additional flowers and maintenance
- City feels they have a good handle on the elm disease- except for 5/6 tress east of Coopers Drive and Link sections- they may have to spray
- Pathway repairs – 2 sections repaired – request to please let association know if there are others

Q&A from Reports

Question 1: re: \$25,986 – represents 50% of the annual operating fund – what other expenditures have we had?

- \$27,000 cash available – no capital reserve fund established yet- fees would have to be increased?
- *Board to discuss where risks are- if an amenity that is not part of the city – if damaged – homeowners could replace or repair – if any excess will be turned into a reserve – but not the same as would be like a condo – no bldg. issues - \$\$ is being put away just in case*
- *Fees are limited as to how much they can be raised to \$\$ put into savings - \$20,000 put into this year's*
- Greenspaces – are we required to use the city for landscaping?
- *All parks maintained by the city – The Association will provide anything over and above – weeding – extra crews – Coopers has the most shrubs in the entire city. L/y contract another agency due to overwhelming weeds – 4add'l staff 2 months- just to get on top of weeds systems*
- *Commons- last year trees were removed due to disease and have not been replaced yet? Responsibility of the City*

Question 2: Flood? – does the homeowner's association get involved?

- *Community property is the responsibility of the city*

Question 3: How long has Coopers Crossing been around? 20 years – Have there been any surprises in the past? NO

Question 4: Fencing- why difference 2.8meters to 1.8 meters height change for Yankey Valley? - *Is to be noise design fence- acceleration is substantial- Why wood fence as opposed to stone? - Cost New fence city installs*

Question 5: Who initiated the new fence? – *homeowners contacted the city-* Does the homeowner have to contact the city with any concerns? Yes How do I determine who is responsible for the cost- part of the backyard fences? – *all homeowners responsibility*

Question 6: Street Art- fence on 8th – can we make if more like art? – *Posed to the City – they are interested in hearing ideas- tagging is an issue – if we promoted art it encourages graffiti- idea was put forward*

Helen Shield:

- 2017 was the first year for a Board to work together
- Last year we defined board roles/positions- some board recruitment
- Communications person, Special Events Coordinator, City Liaison etc.
- We are open to people volunteering for any events etc.
- 2018- special events -idea for a scare crow festival – any interest for volunteers

Angela discussed the newsletter- 3 issues per year – expanding to a 12pg format- we want to provide as much info: what's happening , who to contact at the city, - invite for homeowners to email the

association- we want to involve as many people – lots of new residents- it may look the same to others- we welcome feedback for the newsletter

7.0 Elections

Helen Shields introduced the slate of members who will become the new Board of the CCRA if approved by membership.

Slate:

President - Marie Lauer
Vice President – Monica Simpson
Treasurer - Savannah Ethier
Secretary – Selene Zuke
Director - Angela Bates
Director – Nancy Harris
Director – Jim Hill
Director – Wade Cormier
Director – Kevin O’Byrne

Motion: Kim Atchinson moved to accept the slate as presented; **Seconded:** Ron Davis
Motioned Carried – AIF

Congratulations to the new Board!

8.0 Open Floor Question Period

Question 1: **What happened with last year’s questions?**

Question 2: **Outstanding dues -How many? Who? What’s happening with the reminders – if more than 2 years- should lists be distributed to homeowner’s? Demand letters sent – then goes to legal – up to \$500 charged for legal and paid by homeowners- Have we had success? – only one person to legal – all charges go to the homeowner. Does the association have power to impose a penalty?**
There is nothing other than late fees- homeowners already have an encumbrance in place

Question 3: **Naturalization zone- city cut down- why?**

Question 4: **Why Save on for the meeting? Manager, donated space and food – need to involve our business partners**

Question 5: **What’s happening with the multi-family sites? - marketing now – looking for buyers – no imminent development – Developer is very particular as to who builds there – not many meet expectations**

Question 6: Weeds in “Paul’s lot – please address!

Question 7: **What about a Community Hall? There are no plans- would have had to be done in the beginning of development**

Question 8: **A resident contracted a private contractor to put trees in the green space behind home – how does a homeowner get approval? – City has a tree donation program – all trees owned by the city- any planted need to be approved by the city**

Question 9: **Concern- driving vehicle down a park pathway- concern about children – Has the board heard any issues? What to do?** – Homeowner should contact the City Parks dept- homeowners can get permission to drive on the pathway. If you don't know someone has permission – contact the city

Question 10: **People walking dogs – too many off leash- no pickups – or dumping the bags – what should a homeowner do?** We can put something in the newsletter – contact city bylaw – try to get the information on the owner and their dog

Question 11: **Who to contact re: owners that have not landscaped their lots- weeds etc.?** - the homeowner can contact the parks dept – they will get a weeds notice – there are landscaping bylaws – homeowner has 2 years to complete – contact city of Airdrie to find out length of time – Association to provide info in the newsletter- City of Airdrie website – City needs to do a new amendment to the land use bylaw

Question 12: **Addressed to Westmark re: metal fence upgrade from Wood-** need to interpret the restricted covenant – and also how your neighbor interprets

9.0 Adjournment

Motion to adjourn the 2018 CCRA Annual General Meeting

Motion: Kim Atchinson to adjourn the meeting at 5:35 p.m. **Seconded:** Tyler Kindermann
Motion Carried

Monica Simpson
Secretary

Helen Shields
President