



**MINUTES OF THE ANNUAL GENERAL MEETING OF 1135215 SOCIETY  
o/a THE ROCKY RIDGE RANCH HOMEOWNERS ASSOCIATION  
THURSDAY OCTOBER 25th, 2018  
7:30pm  
THE RANCH CENTRE, 10709 ROCKY RIDGE BLVD, CALGARY, AB. T3G 4G1**

PRESENT: 30 members plus 21 proxies (51 in total)

GUESTS: Roshni Norum (General Manager) acting as Recording Secretary of the AGM

1. QUORUM (MIN. 15) ESTABLISHED, CALL TO ORDER

Proposer:	Garett Wohlberg (GW)
Seconder:	Val Ostopowich (VO)
Motion approved by show of hands	Meeting called to order at 7:30pm

2. ADOPTION OF AGENDA

Proposer:	#667
Seconder:	#2079
Motion approved unanimously	Agenda for 2018 AGM as presented

3. APPROVAL OF MINUTES OF 2017 AGM

Proposer:	#860
Seconder:	#2080
Motion approved unanimously	Minutes of 2017 AGM approved as presented

4. PRESIDENT'S REPORT: Garett Wohlberg (GW)

a) Recap of 2018:

- Tennis court rehabilitation completed this summer, with pickleball lines incorporated onto the courts.
- Irrigation system installed in park. Park was shut down for several days to allow for presence of large machinery.

- Lower hall flooring to be redone end of December; discussion ongoing re: upper hall renovation.
- Collection of fees – overdue accounts as of June 1 each year are sent to legal firm to have collection letters issued. No costs incurred by HOA as legal fees are borne by the property owners.
- Second phase of fence painting was completed in the spring.  
It has come to our attention that the ownership of the red fences does not lie with RRRHA and as such we not in position to continue painting them moving forward. Fences are owned by the property owner(s) on which the fence is situated. For continuity and overall appearance in the community the Bylaws need to be amended to state that red metal fences are to be painted with specified color of paint.

b) Special Resolution to amend bylaws:

Question by member # 860: Why do we have to use Sherwin Williams paint? It is an American brand, why can't we use a Canadian one? The chemicals in SW paint are harmful to the environment. Can we specify a more environmentally friendly, Canadian paint brand?  
Response from GW: Absolutely. We can state that a "like" brand and color be used. The statement will read: "...homeowners with red metal fencing are required to use a type and colour of paint consistent with that on file at the RRRHA office."

- **Proposed Amendment:**

**Article 3 - MEMBERSHIP**

***3.11 Specifications Governing Exterior Maintenance***

*(a) Fencing: All fencing, including the signature red fence panels found throughout the community, are owned by the individual property owners or condominium corporations on which they are located. Owners are responsible for the care and maintenance of the fences, including but not limited to structural repair and general upkeep. In order to ensure that the look and feel of the community remains at the standards implemented by the developer homeowners with red metal fencing are required to use a type and colour of paint consistent with that on file at the RRRHA office.*

*(b) Retaining walls and posts: Owners are responsible for the care and maintenance of the retaining walls and posts located on their property.*

**MOTION TO APPROVE REVISED BYLAWS**

Proposer:	GW
Secunder:	VO
Motion approved with 38 in favor, 13 against	Bylaws approved as per amended Special Resolution(see above)

5. TREASURER'S REPORT: Val Ostopowich (VO)

a) Audited Financials

VO: FCC (Federation of Calgary Communities)/Nancy Murdoch has been auditor for past 5-6 years. Not much has changed since last year. RRRHA is in a very stable financial position.

MOTION TO APPROVE 2017 AUDITED FINANCIALS

Proposer:	VO
Seconder:	#667
Motion approved unanimously	2017 Audited Financials approved as presented

b) Year to date financials up to September 2018 (internally audited), cash position and operating budget:

VO: RRRHA remains in a good cash position. The Association is well managed, and fiscally responsible. Like last year, \$50,000.00 will be moved into the restricted GIC based on estimated surplus by end of 2018/early 2019. Questions?

Question from member #350: How much will the irrigation cost? Is there money in the budget for it?

Response from RN: The irrigation system was budgeted for and the system was installed earlier this month, under budget.

Carrying on, we can take a look at the Strategic plan for the next few years. No Capital budget to approve. No motion needed as just for information, voting will be required to approve large projects. Earmarked some items that have to be looked after.

Question from member #898: When was the last Insurance Appraisal conducted? When is the next one scheduled?

Response from RN: I have not seen an insurance appraisal on file with the handover/novation documents. I will follow up with our insurance broker to get more details.

Question from member #2079: When was the last Reserve Fund Study done?

Response from RN: 2013. Industry standard is every 10 years so we are due to have the next one done in 2023.

Comment from #2079: Should we have it done sooner? Could we put forward a motion to have a reserve fund study conducted this year (2019)?

Proposer:	Member #2079
Seconder:	None
Motion not approved	

6. APPOINTMENT of AUDITOR

MOTION TO APPOINT THE FEDERATION OF CALGARY COMMUNITIES (FCC) AS THE AUDITOR FOR 2018

Proposer:	VO
Seconder:	#667
Motion approved unanimously	FCC approved as appointed Auditor for 2018

7. ELECTION OF DIRECTORS

**GW asks if there are any nominations from the floor?**

**Response: None**

**Slate of Directors:**

Garett Woldberg, Michael Morrison, Collin Smith, Amanda Tischer-Dees, Tony Scherpenisse Bunmi Oyebanji, and Val Osotpowich

MOTION TO APPROVE SLATE AS PRESENTED:

Proposer:	GW
Seconder:	VO
Motion approved unanimously by show of hands	Approval of slate as presented for the election of 7 Directors to the RRRHA Board.

8. ANY OTHER BUSINESS

None

9. ADJOURNMENT

Proposer:	GW
Seconder:	#2079
Motion approved	Meeting Adjourned at 8:14pm