



**MINUTES OF THE ANNUAL GENERAL MEETING OF 1135215 SOCIETY  
o/a THE ROCKY RIDGE RANCH HOMEOWNERS ASSOCIATION  
THURSDAY OCTOBER 24th, 2019  
7:30pm  
THE RANCH CENTRE, 10709 ROCKY RIDGE BLVD, CALGARY, AB. T3G 4G1**

PRESENT: 23 members plus 14 proxies (37 in total)  
GUESTS: Roshni Norum (General Manager)  
Neha Naik - acting as Recording Secretary of the AGM

7:00PM – not enough members and proxies for quorum. Meeting rescheduled for 7:30pm.

**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:	#GW
Seconder:	#4
Motion approved unanimously	Agenda for 2019 AGM as presented

**3. APPROVAL OF MINUTES OF 2018 AGM**

Proposer:	#2080
Seconder:	#323
Motion approved unanimously	Minutes of 2018 AGM approved as presented

#### 4. PRESIDENT'S REPORT: Garrett Wohlberg (GW)

##### a) Recap of 2019:

- Insurance appraisal – will be completed by year-end
- Reserve fund study analysis - Last one done in 2013 with a plan to do another one in 2023 as it is required to have completed every 10 years.
- Accounts for doubtful accounts (2018) – represents long-term collections that we are unlikely to collect. Longer-term debt will be written off based on recommendations from the auditor. Overall successful in collecting.

Question from member: How much debt?

Response from VO: \$30,000 representing approximately 10 properties.

Response from GW: May be able to collect when house sells.

Question from member: How many homes encumbered?

Response from RN: Approximately 2200

Response from GW: not all homes in the community are encumbered (approximately 8000 in the community). Rocklake area was not encumbered by the developer but was invited to encumber through proper legal channels. Approximately 8 RL properties chose to encumber primarily to access the park.

Question from member: Legal opinion on collections?

Response from RN: Statute of limitations is 2 years

Question from same member: Why weren't legal proceedings taken to recover?

Response from GW: We have had a law firm engaged since 2016 to process collections.

Question from same member: Why wasn't it done before?

Response from GW: I wasn't here so can't speak to that, but we have been doing it the past 4 years.

Question from member: At the time of sale, will we get money back?

Response from GW: Typically yes through real estate lawyer, however the really large amounts in account receivable are not likely to be recovered as there is no legal ground for us to collect.

Response from RN: RRRHA has not placed a lien on any of the properties; Some have no mortgages on file.

- Snow removal – pathways leading to major transit routes. RRRHA paying extra for more pathways. Same contractor as city.

Question from member: Moved in 1 year ago. Has there been discussion about a spray park?

What is lake lined with? Preventive measures to prevent leaking?

Response from GW: City stormwater pond. IME built to standard, usually lined with clay. Can look at this pond specifically.

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

a) Audited Financials

VO: FCC Audited financials. Bad debt. No significant changes anywhere.

MOTION TO APPROVE 2018 AUDITED FINANCIALS

Proposer:	VO
Seconder:	#1844
Motion approved unanimously	2018 Audited Financials approved as presented

b) Interim report up to September 30<sup>th</sup> 2020

- Current financials indicate that while there a couple of expense lines over budget, we are well within budget overall.
  - Operating surplus - \$70,000 (expected); \$90,000 - \$95,000 (actual likely surplus); Substantial amount saved. \$450,000 reserve, \$500,000 by end of 2019. Fiscally responsible management.
- 2019 Capital expenditures – come out of operating. Kitchen and bathroom upgrade/modernizing – done by end of November probably. Nothing substantial next year other than landscaping front corners. Playground – RN will see if grant available.
- Proposed operating budget – budgeting more of surplus for next year. 2018 – used more water. 2019 not as much water based on estimates. Insurance renewal bumped up 10% depends on insurance appraisal.
- Possible Capital expenditures –
  - Community entrances - Capital spend item for 2020. An upgrade would allow for more consistent maintenance and it could be a staged process over new few years.
  - Rubber surface on playground that has gravel. Which is maintenance. Quote is \$44,000. Community grants possible.
  - Recommended to set aside surplus for spray park. Freezing etc. could be problem down the road. \$15,000 from each year reserved as restricted funds to replace spray park or invest in other park amenity.

Question from John McCrudden: City of Calgary property taxes?

Response from RN: still being round tabled. No update.

Response from GW: 2 years away from election. Not likely to bring in the property tax.

Question from member: Does RRRHA insurance cover liability?

Response from RN: Yes it does include liability for board members and volunteers. We are covered under a group insurance plan so amount is discounted based on the pool. Renewal has come in but still waiting on confirmation of final dollar value as Toole Peet has advised that they will issue a statement if it is deemed beneficial to move away from the group plan.

Question from member: Number of full-time and part-time employees?

Response from RN: 3.5 regular full time all year; seasonal crew varies but is an average of 13-15

Question from same member: Landscape and office manager salaries?

Response from RN: Started at \$55K and \$65K with incremental raises based on board

Question from same member: Why is there a separation of landscape wages vs admin?

Response from VO: It was requested for reporting in the past but there is no real reason to continue.

## 6. APPOINTMENT of AUDITOR

GW: Motion to adopt new auditor

Question from member: Why changing auditors?

Response from VO: because of service quality. Although rates are very good the service has declined considerably over the past couple years and it has been difficult getting info in timely manner. Audit in May/April. Audited financials received in September. \$9,500. New auditors \$10,000+GST. Investigated three options before choosing.

Response from GW: FCC covers large number of HOA's and they have been short-staffed.

Question from member: Does anyone have experience with the company?

Response from VO: Michael (not here) has some experience with them but he recused himself from the board vote.

Response from Amanda Tischer-Dees (AT): The delay in getting statements also has the potential to impact our ability to file our returns on time.

## MOTION TO APPOINT CHOW CONNOLLY LLP AS THE AUDITOR FOR 2019

Proposer:	#2080
Secunder:	#1082
Motion approved unanimously	Chow Connolly LLP approved as appointed Auditor for 2019

7. ELECTION OF DIRECTORS

GW: Self and Val have one year left. Tony not staying on. Any members want to join?

Response: None

**Slate of Directors:**

Garett Wollberg

Michael Morrison (not present) - accountant

Collin Smith – been in Rocky Ridge 6 years; one kid

Amanda Tischer-Dees – been in Rocky Ridge for 5 years; economist for federal government; has young children

Bunmi Oyebanji – family doctor; long-term care; 2 kids

Val Osotpowich

MOTION TO APPROVE SLATE AS PRESENTED:

Proposer:	#667
Secunder:	#658
Motion approved unanimously by show of hands	Approval of slate as presented for the election of 6 Directors to the RRRHA Board.

8. ANY OTHER BUSINESS

None

9.ADJOURNMENT

Proposer:	
Secunder:	#2080
Motion approved	Meeting Adjourned at 8:11pm