



*Springside Residents' Association
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Springside Residents' Association Annual General Meeting Minutes September 30, 2015

Meeting called to order by Jeb (SRA President) at 7:30pm.

Four/all SRA directors in attendance. Seven members/residents in attendance. Quorum met.

Note: Initial AGM held one week prior (September 23, 2015), but with only seven residents in attendance quorum was not met (20 required) and the AGM did not happen. Meeting was then rescheduled, as per the Association's bylaws, for one week later at the same place, date and time. Quorum was met at the AGM on September 30 as only five attendees were required.

Meeting Agenda

- Introductions
- What is a Residents' Association
- 2014 Review
- Plans for 2015
- Volunteer Opportunities
- Questions from Members
 - Any legal issues between residents and the lawyer will not be discussed.
 - Items for discussion will be tabled allowing everyone an opportunity to speak.

Introductions

- Jeb – President
- Axel – Treasurer
- Sean – Director
- Jason – Director

What is a Residents' Association

- A volunteer-based organization responsible for the ongoing maintenance of community common spaces as well as landscaping enhancements.
 - Membership and Annual Fees are Mandatory
 - Encumbrance registered on title.

- It's separate from the West Springs Cougar Ridge Community Association, which is also a volunteer-based organization with many responsibilities including sports activities, a community newsletter and social events.
 - Membership and Annual Fees are Voluntary.
- The two complement one another and work hard to ensure residents can enjoy and be a part of an engaged, active and well-kept community.

2014 Review

- Fee Collection
 - Our 2014 collection rate was only 71% (87% overall).
 - Our 2014 accounts receivables were ~\$109k.
 - These poor numbers were the reason the Association decided to change its collection policy this year.
- Landscaping
 - Consideration was given to Foothills as well as two new landscaping companies. ULS was chosen for 2015.
 - The Board is currently reviewing the current status of the landscaping.
- Financial Statements
 - Handouts of the 2014 financial statements were available at the meeting. A copy may be found on our website at: springsideresidents.com/financial-statements. These statements are completed annually by an independent third-party.
- Financial Review
 - The following table from the presentation demonstrates the Association's situation, supports the development of a strict collection policy and shows how lack of payment resulted in the Association's inability to support any capital investment projects in the community in the past.

Year	Bank Balance	Accounts Receivable	Collection Rate
2010	\$19,438	\$113,912	87%
2011	\$10,286	\$159,989	84%
2012	\$80,098	\$106,252	83%
2013	\$95,025	\$113,693	79%
2014	\$147,152	\$108,981	71%
Current	\$197,474	Aiming for <\$10,000	84%

Plans for 2015 – accomplished...

- Hire a Consultant to Oversee day-to-day Operations
- Redesign the Website
- Develop and Enforce a New Collection Policy
- Reduce or Eliminate Unnecessary Expenses
- Repair and Paint the Stucco Fences

Plans for 2015 – working on...

- Continue to update/improve the Website
- Set-up Online Payment for 2016
- Issue Reminder Notices to overdue accounts
- Continue to reduce/eliminate unnecessary expenses
- Improve our Landscaping efforts

Volunteer Opportunities

- It was asked of all those in attendance if any of them would like to join the SRA Board of Directors as we're always happy to have more people involved.
- Call for nominations for president.
 - None received. Jeb offered to let his name stand for another year.
 - This motion was seconded by David Miller.
- Elections
 - By a show of eight (8) hands motion carried – Jeb will remain on as president.
 - Final request to see if anyone else was interested in joining the Board. Two residents (Ali & John) came forward to join the SRA Board of Directors.
 - Another resident, Paula, said she'd volunteer, if possible, but not in a board member capacity. Her email is on file and the Board will reach out to her if an opportunity to volunteer in another capacity presents itself.
- Congrats to Jeb. Welcome to both Ali and John.

Questions from Members

1. Who is responsible for fence maintenance?
 - Wooden fences (lattice or screen style) shown on the property line, are built inside the property line. The homeowner is responsible for future maintenance as described in the Restrictive Covenants.
 - Decorative and sound (aka stucco) walls are the responsibility of the homeowner and the Springside Residents' Association.

Restrictive Covenants: If a fence constructed by Dundee is partially or totally on an Owner's lot, the Owner shall not make or permit:

1. the Fence to be partially or totally removed; or
2. the Fence to be painted a different colour or to be altered in design, appearance, elevation or location; or
3. the Fence to become unsightly or to deteriorate into poor condition or poor repair; or
4. the Fence to be repaired or replaced except with good materials and good workmanship.

An Owner shall not construct a fence unless the fence is identical to the design and colour of a Fence built by Dundee in Springside, or without the prior written approval of an alternative design and colour by Dundee.

Schedule B on the restrictive covenants mentions that *where a Fence is indicated to be on a property line, it is actually completely inside the property line of the lot referenced.*

2. Is the Association planning to repair the irrigation system in the community?
 - Dundee built an underground sprinkler system and passed the responsibility of it to the Residents' Association
 - The system was damaged over the winter in 2007/8. The costs to repair the system have been estimated at over \$80k.
 - Plus, there are the ongoing costs of maintaining the system (i.e. ENMAX service charges, water usage and regular maintenance).
 - Our landscapers have been watering using a water truck.
 - The Board's decision at this time it to continue to operate with things are they are and have been since 2008.

3. Why isn't the Association receiving money from the City of Calgary?
 - Residents' Associations may apply for reimbursement from the City for landscaping the Association does that the City would have done.
 - The City will reimburse an amount that they determine would be spent by them for the City standard level of service (less an administration cost).
 - The SRA has not formed this type of agreement with the City as the money received will likely not offset the expense of taking over the landscaping maintenance from the City. Plus, it's better to continue to have the City providing a basic level of service within the community.

4. How many homes are in the community?
 - 639 homes and condominiums.

5. Is there is set amount that must be kept as a reserve fund?
 - No, there's no set amount... it's up to the Board to determine. Moving into 2016, the Board is well-positioned to determine how much to spend on annual landscaping/maintenance, capital projects and how much to keep as a reserve.

6. How much is the Association paying in legal fees for enforcing its new collection policy?
 - A very small amount. Homeowners are responsible for any and all legal fees incurred to recover outstanding balances they owe on their accounts.

7. What is the time commitment to be on the SRA Board?

- Less than it has been. The harder work is hopefully behind the Association having set-up and begun enforcement of a new collection policy this year. The Board would like to see more engagement activities taking place as well as improved landscaping. The work the Board does can hopefully be more fun now.

8. Do you know when the intersection at Bow Trail and 85 Street SW is to be completed?

- It was reported in the paper this past summer – 2025.
- The WSCR Community Association has a planning committee that may know.
- There may also be better information on the City of Calgary website.

9. How much is the WSCR CA membership?

- There's a \$25 annual and optional fee. The fee allows you to take advantage of some really affordable and great recreation programs in the community.

Thanks to everyone for taking the time to attend.

Meeting adjourned at 8:04 pm.