



Springside Residents' Association
406, 917 85 Street SW, Box 142 · Calgary, AB T3H 5Z9
Email: info@springsideresidents.com Website: www.springsideresidents.com

Springside Residents Association minutes of Annual General Meeting, April 27, 2023

The meeting was held in the Amica theater room.

Board Members in Attendance: Tom Dickey, Brenda Merz, Shelley Nordin, David Mallabon, Gwen Moriarty, Colin Vaudan

Guests in Attendance: Registration of 18 homeowners and 6 proxies

Call to Order and Quorum:

Tom Dickey (President) called the meeting to order at 7:38 pm.

Directors and voting members in attendance constituted quorum (6/6 Directors) and 24 voting members.

Tom Dickey chaired the meeting and Dave Mallabon acted as minute-taker.

Meeting Agenda

Introduction of the Chairperson and Board
Certify proxies and establish quorum
Proof of notice of meeting dated April 1, 2023
Old Business
New business
Adjournment

Proof of Notice

Evidence was provided, that in adherence to the bylaws, not less than 21 days' notice of the AGM was provided to association members on April 1, 2023 via e-mail or letter mail.

Old Business - Approval of April 28, 2022 AGM Meeting Minutes

The meeting minutes from the April 28, 2022 AGM were distributed to all Association members with the notice of the 2023 AGM meeting. No comments and/or objections were presented on the minutes.

MOTION: Approval of April 28 2022 AGM Meeting Minutes.

Moved by: Tom Dickey

Seconded by: Tony Lamb

Carried: (Unanimous)



Treasurer's Report (B. Merz)

The Financial Statements show 2022 and 2021, for comparison purposes.

Balance Sheet – Cash – In 2022, there was a reduction due to repair, paint and maintenance on the stucco walls/fences around Springside, including along Bow Trail. Accounts receivable – two homeowners owed annual fees and late payment fees.

Income Statement – As stated above, there was an increase in fence maintenance due to the work done on the stucco walls/fences in the community. This amounted to approx. \$125,000. There were also minor increases in administration costs.

Fees in Arrears – All homeowners annual fees up to the end of 2022 are paid in full as of the 2023 AGM.

MOTION: Approval of the 2022 Financial Statements as presented.

Moved by: Tony Lamb

Seconded by: Tom Dickey

Carried: (Unanimous)

Election of President

After a brief review on the Associations' mandate and the Board Members code of conduct, a call for nominations for the position of President was made.

There were no nominations or volunteers for President.

Tom Dickey agreed to return as President for the next year and no vote was necessary.

Election of Directors

The board requires at least five directors, including the President. Two of the directors will continue to serve the second of their two-year term on the Board - David Mallabon and Gwen Moriarity. Three of the remaining directors have volunteered to stay on the Board - Brenda Merz, Shelley Nordin and Colin Vaudan. With a total of six directors, and no other volunteers or nominations, all were acclaimed as members of the Board.

Board Activities in 2022

- 100% of annual fees were collected.
- Ongoing community alignment with Condo Boards within Springside on synergies
- Stucco fence refresh – repairs as necessary, painting
- Review of wooden fence replacement and recommended replacement with metal fencing for longer lifespan and less maintenance.



- New fence policy enabled after legal opinion obtained on encumbrances, restrictive covenants and maintenance obligations fully reviewed. The policy reviews the responsibilities of the Board and the homeowner for all fences – stucco and wooden. The policy is available on the Springside website.
- Warranty replacement of large, cracked plant pots.
- Installation of garbage cans at Bow trail/77th Street connector and Bow Trail/85th Street corner

The president, Tom Dickey, made a presentation on the estimated cost for the replacement of the wooden fences facing common areas. The cost for these would be equally split between the respective homeowners and the Residents' Association. The presentation also included an analysis of our current residential annual fees and the effect of various increases to the fees. An increase has not been made at this time but may be necessary in the future to pay for the cost of replacing the wooden fences. The details of the fence costs and various fee increases were sent out in the AGM package sent to all residents.

The president, Tom Dickey, thanked all the attendees.

Meeting Adjournment

MOTION: Adjourn meeting at 8:30 pm

Moved by: Tom Dickey

Seconded by: Brenda Merz

Carried: (Unanimous)

Questions/topics raised after the end of the meeting.

- 1) Arnold Cormies asked about snow removal.

Snow removal on the streets and pathways are the responsibility of the City and homeowners are responsible for sidewalks in front of their residences.

- 2) Ken Burkhart asked about fencing maintenance and costs.

Tom Dickey referred to the presentation and stated that the Board had received several quotes on the replacement and had decided that metal fences were the best option. This will probably be started in 2023 but would probably not be completed for several years due to the costs.

- 3) Rosemary Hawkins asked about restrictive covenants and city responsibility.

The city is responsible for all roads and maintenance of the trees along the roads. Springside is responsible for all other landscaping and maintenance around the area. This is one of our major costs each year. The restrictive covenants were originally set up by the developer and copies should have been given to each resident on the purchase of their home. They are also available on the Springside website.



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4) Mike Bannon asked about landscaping and fencing costs.

Our landscaping is put out to tender every two years. There may be synergies if we combine Springside with the Villas and the Condo Associations, but this will have to be explored in the future. The costs are split between the residents and the Association on any fences which back onto common areas. As outlined earlier by Tom Dickey, the costs will be spread over several years due to the costs involved.