



AGM 2018



TGHA Board

Volunteer homeowners who work hard to ensure our neighbourhood remains a great place to live

President: Ray Trainberg

Vice President: David Hewitt

Secretary: Julianna Seib

Treasurer: Matt Matia

Director: MJ Chapelsky

Director: Tom Carey

Director: Andrea Epp

1. 2018 Agenda (vote)
2. 2017 Minutes (vote)
3. Responsibilities
4. Achievements
5. Financial Highlights (vote)
6. Budget (vote)
7. 10 and 3-Year Plan (vote)
8. Board Elections (vote)
9. Questions
10. Contacts

AGM 2018 Agenda

TGHA annual general meeting offers an opportunity to connect, learn, and influence



TGHA Vote

Your voice matters! What changes would you like to see?

Approve the AGM 2018 agenda?

Approve the AGM 2017 minutes?



Responsibility

TGHA is a non-profit society operating under the *Alberta Societies Act* and related bylaws

TGHA Responsibilities

Consisting of residents from 517 households within Terwillegar Greens and Gardens, TGHA...

Improves and maintains common areas and features that are shared with our neighbours and unique to our neighbourhood



Advocates for members and helps homeowners address concerns associated with city bylaws, standards, services, and initiatives



Administers resources, coordinates services, meets obligations, and invests dues back into our neighbourhood and our community



Communicates with and connects members to their neighbours, current information, association resources and community events



Value of Membership

TGHA members participate in decisions, volunteer through our association, and pay annual dues so we may...

Improves and maintains common areas and features that are shared with our neighbours and unique to our neighbourhood



Enjoy a clean, safe and attractive place we are proud to call our home

Advocates for members and helps homeowners address concerns associated with city bylaws, standards, services, and initiatives



Strengthen our collective position to improve our community

Administers resources, coordinates services, meets obligations, and invests dues back into our neighbourhood and our community



Preserve the value and investment in our own private properties

Communicates with and connects members to their neighbours, current information, association resources and community events



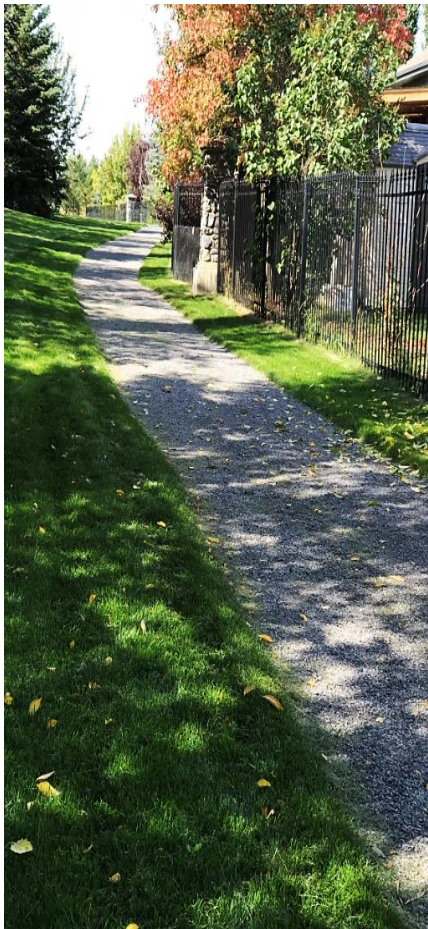
Contribute to our community and keep it a great place to live



Achievements

...Were only possible by working closely
with our partners

City Services



Replaced
path



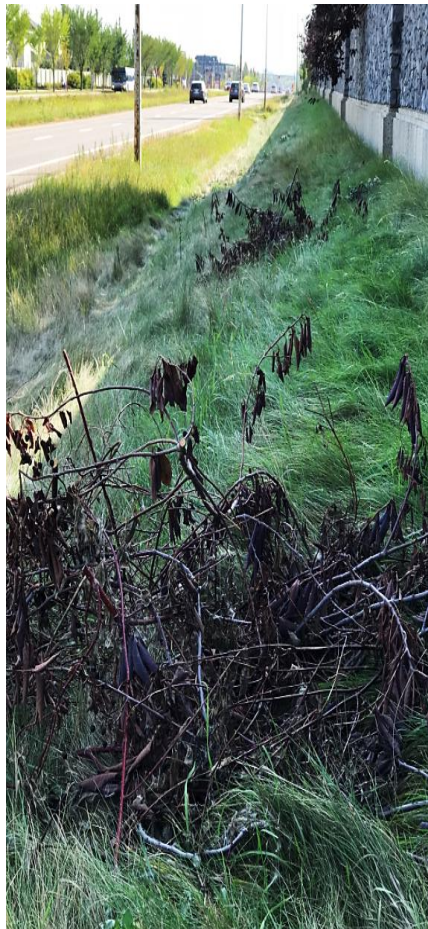
Repaired
damages



Removed
trees



Reseeded
grass



Relabelled
natural area



Fountain Improvements

1. City removed muskrats, monitored water quality, provided technical specifications and approvals, and cut weeds in our storm drainage pond during the spring and summer
2. City advisors, technicians and electrician partnered to secure armoured cables from the USA and build custom parts during the summer to meet standards and withstand future pressures
3. Fountain technicians and electrician installed electrical cables and a new aeration system, successfully tested the system and met all of the city requirements this fall
4. Both fountains and a new aeration system (which introduces more oxygen into the water to control algae) will be fully operational in spring 2019

TGHA Services



Realized
QB value



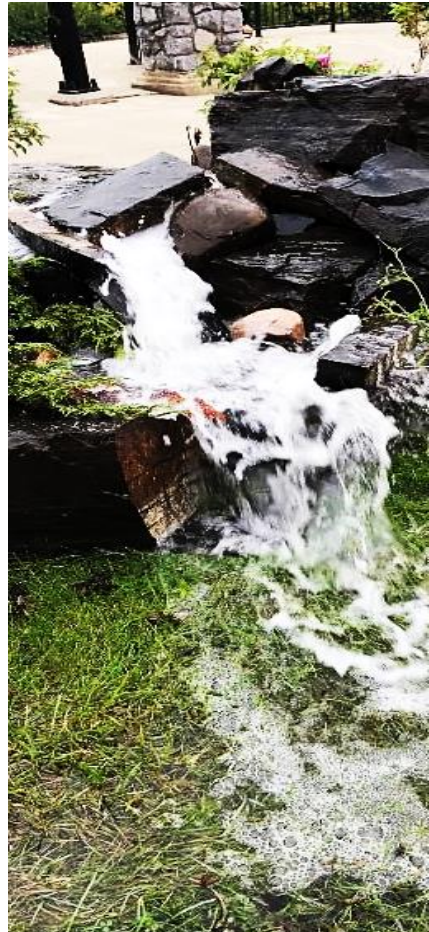
Replanted
shrubs



Responded
and requested



Refurbished
entrances



Replaced
stream head

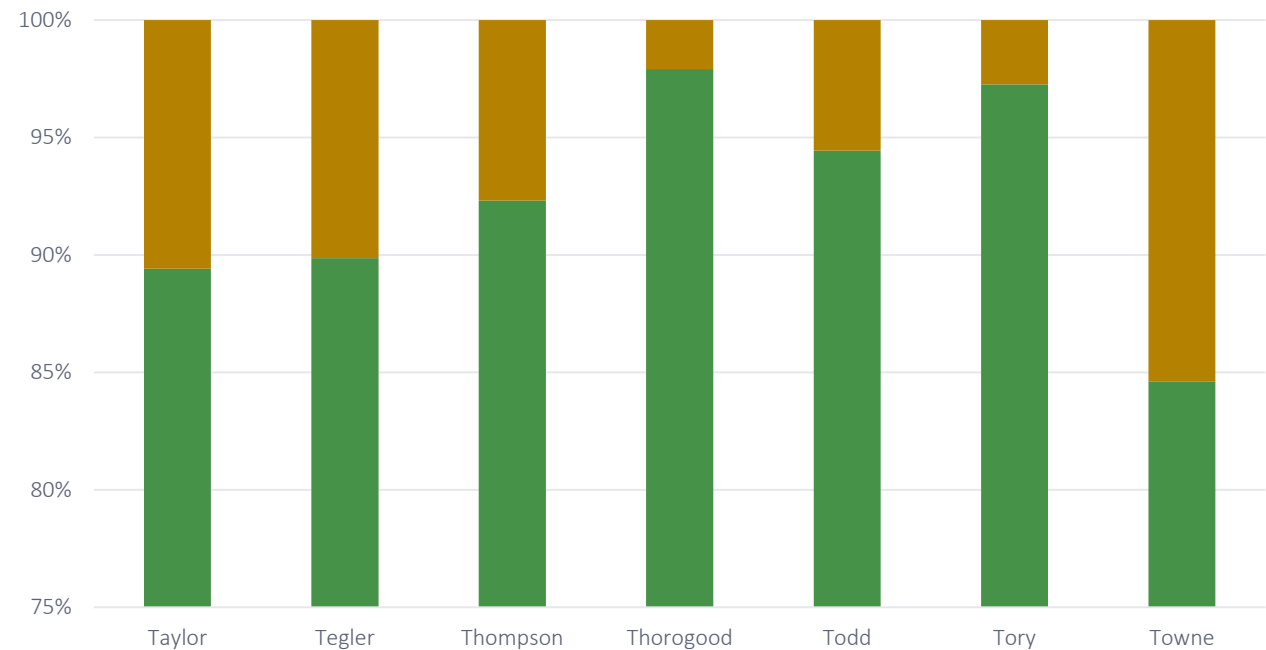
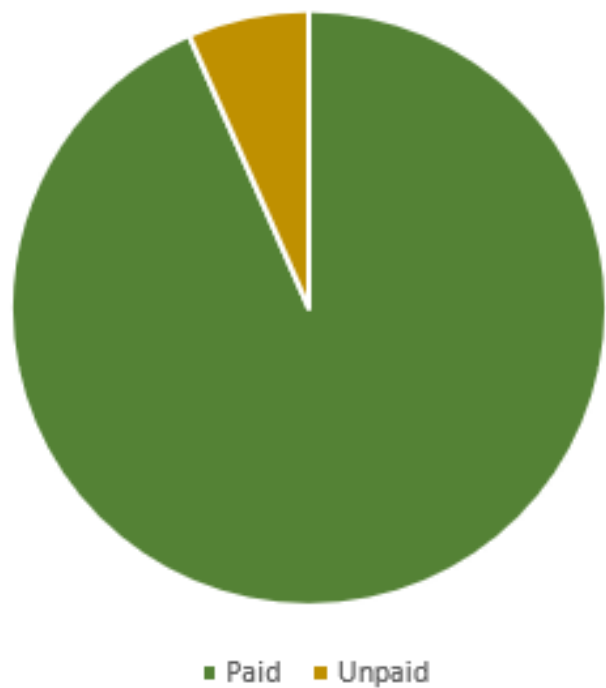


Financial Highlights

TGHA is in a sound financial position based on the 2018 Financial Statements

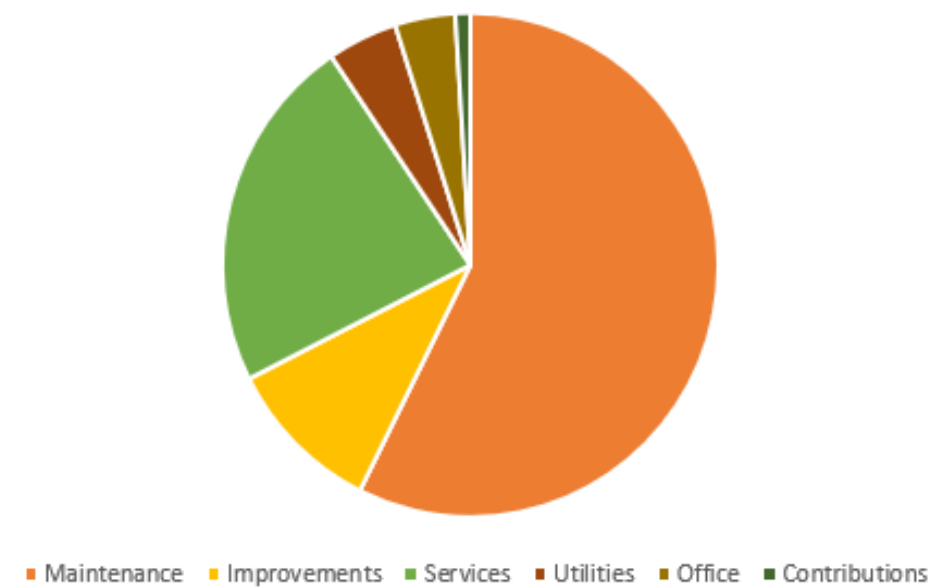
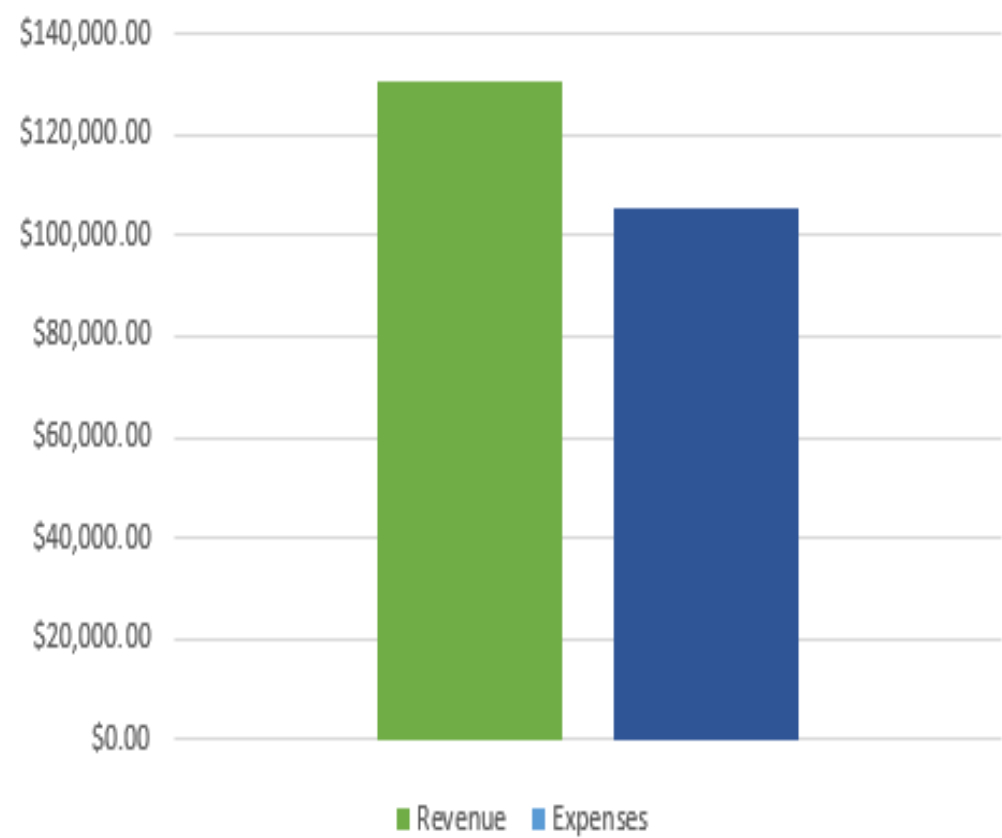
Membership Accounts

93% of members accounts are in good standing. 34 members owe about \$18,000. Payment of dues is mandatory. An annual compounding interest rate of 16% is applied to delinquent accounts and in extreme circumstances, non-payment may result in foreclosure proceedings.



Financial Statement

...Prepared by chartered accountants as a Notice to Reader, reveals revenues were greater than expenses in 2018, similar to 2017. For every \$1.00 of dues collected, \$0.67 was spent on maintenance and improvements in 2018.



TGHA Budget

2018 budget targets (approved by members during AGM 2017) were met. The budget proposed for 2019 is similar to 2018.

For proposed 2019 budget targets or a copy of the TGHA 2018 financial statement,
please contact the TGHA Administrator (administrator@tgha.ca).



TGHA Vote

Do you have any questions or concerns about the current financial state or proposed budget?

Accept TGHA 2018 financial statement?

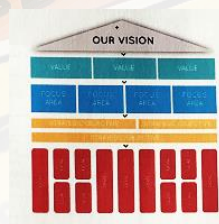
Approve TGHA 2019 budget?



Planning

a goal without a plan is just a wish

- Values: remain dedicated, fiscally responsible and committed to continuous improvement
- Focus areas: 1) maintenance/improvement; 2) homeowner communication; 3) administration; 4) advocacy/community
- Members influence the future by discussing and voting on achievable 3-year plans that are aligned with the broader vision of the 10-year plan



10-Year Plan

Comprised of a vision, values, focus areas, strategic objectives, projects and goals



3-Year Plan

Based on our past experience, current conditions, and desired future

2019 Walkway Landscaping & Reserve Fund

2020 Seasonal Lighting & Reserve Fund

2021 Fence Repairs & Repainting



TGHA Vote

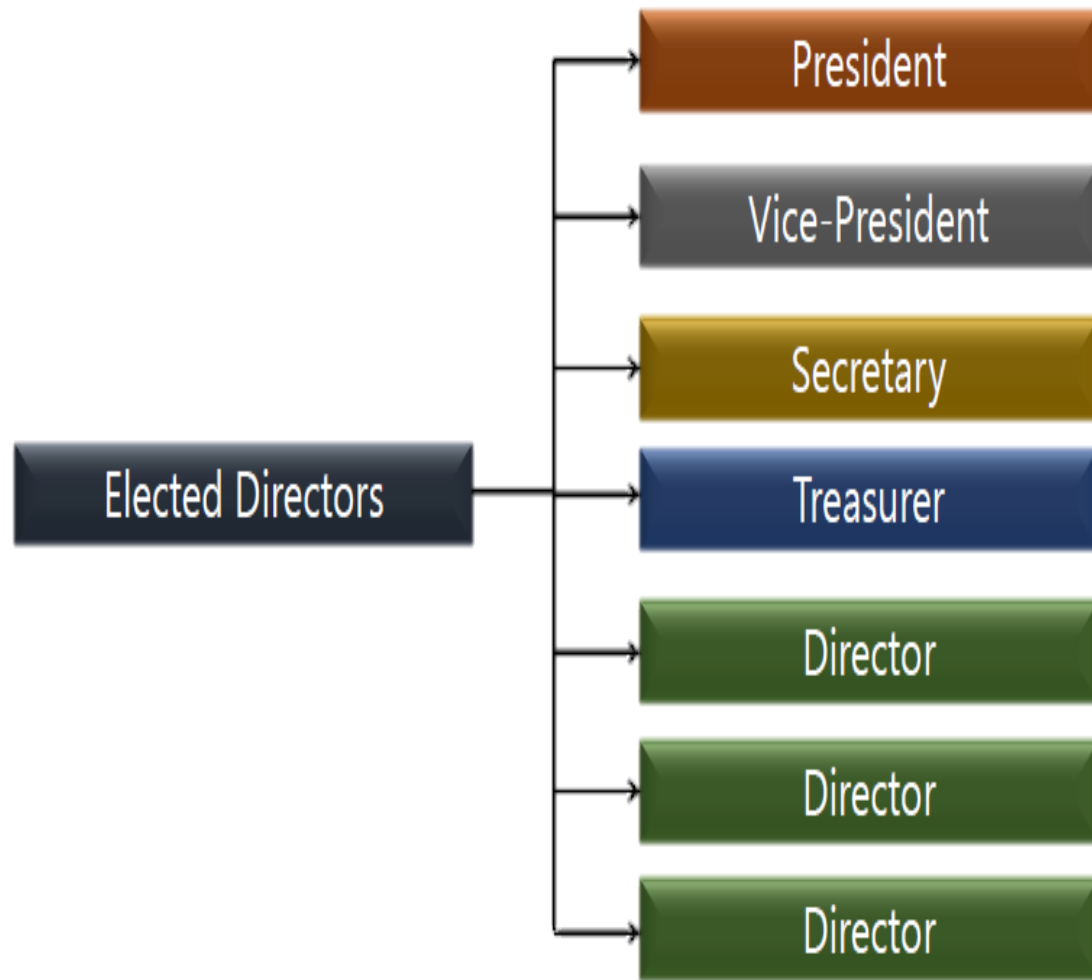
Is the proposed plan aligned with your desires for our future?

Approve TGHA 2019 3-year plan?

A close-up photograph of a white ceramic cup filled with a latte, featuring a heart-shaped latte art design on the surface. The cup sits on a matching white saucer, with a silver spoon resting on the saucer. The background is a dark, textured wooden surface.

Elections

Join the TGHA Board. It's fun, friendly and a great way to contribute!



Board of Directors

Newly elected directors determine their roles during their first board meeting in November

A close-up photograph of several yellow flowers with red centers, likely a type of gerbera or similar daisy-like flower. The flowers are in various stages of bloom, with some showing the full petals and others as buds. The background is a soft, out-of-focus green, suggesting foliage.

TGHA Vote

Consider nominating an outstanding member who can make a positive difference!

Elect these TGHA 2019 directors?



BRASS III

Thompson Court

Questions?

You help make our neighbourhood
a great place to live!



Thank You

Administrator@TGHA.ca ✉

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Website: TGHA.ca 🔗

Facebook: TerwillegarGardens 👤