



TGHA AGM
October 26, 2022, 7:00pm
Edmonton, Alberta

MINUTES

Board Members Present:

David Miller, Mike Chapelsky, Jennifer Nemet and Sid Kuzmanovic

Others Present:

Carolyn Tralnberg (TGHA Administrator), 8 Homeowners (on file), 5 Attendees from same household considered non-voting (on file)

1 CALL TO ORDER & INTRODUCTION OF BOARD MEMBERS

Vice President Sid convened the meeting at 7:07 pm welcomed everyone and thanked them for coming. He introduced the current Board Members:

President: Ray Tralnberg (resigned)

Vice President: Sid Kuzmanovic

Treasurer: David Miller

Secretary: Julianna Haave (resigned)

Board Members: Mike Chapelsky and Jennifer Nemet

Both Ray Tralnberg and Julianna Haave resigned a little bit before their terms were over in order to stagger the Board Member terms.

2 AGENDA & 2021 AGM MINUTES

Carolyn walked everyone through the Agenda and gave a short explanation of each area being discussed.

Motion: David M./Harry B.: That the agenda for the 2022 TGHA AGM be approved as presented.

In Favor – 12

Absent – 0

Abstain – 0

CARRIED

Motion: George N./Marija K.: That the minutes of the 2021 TGHA AGM be approved as presented.

In Favor – 12

Absent – 0

Abstain – 0

CARRIED

3 TGHA RESPONSIBILITIES

TGHA consists of 517 households in Terwillegar Gardens and Terwillegar Greens and our vision is to be one of the most desirable places to live in Edmonton. TGHA improves and maintains common areas and features, advocates for members and helps homeowners address concerns with the City, administers resources and services, meets obligations, invests dues back into our community, communicates with and connects members to their neighbours, information, events and resources.

Members gain a clean, safe, unique and attractive place we are proud to call our home. They develop a strong, collective position from which to improve our community and City services. Members get to protect the value and investment we have made in our own private properties. They contribute to and participate in our community and keep it a great place to live.

4 ACHIEVEMENTS 2022

The largest expenditures are on seasonal landscaping costs such as mowing of the lawn, fertilizing, edging, Spring and Fall cleanup etc.

There were Spring flowers planted in ten flower pots which then had Transitional plantings, then Winter plantings. There were also many flowers planted in the two raised flower beds and the eleven gardens throughout the neighbourhood.

Last year at the AGM TGHA budgeted for overall maintenance on the common walkways for the next two years. There were many dead shrubs etc. that had simply completed their life cycle. The great news is that this was achieved in one year instead of two as TGHA was able to contract a great provider at a good cost.

The fountains are running smoothly with their typical maintenance, removal and installation each year.

The garbage is not an achievement this past year. TGHA pays the contracted landscaping company to do extra litter pick-ups and garbage disposal. It was a struggle this past year with TGHA having many meetings with the company trying to get their service to improve. TGHA was able to negotiate a refund due to the poor service and are looking into a new contractor potentially to provide this service.

The stream was a disappointment this past year as it was not working for most of the year. TGHA worked with contractors to troubleshoot the issue. The 400 pound pump motor that is over twenty years old gave out so it was eventually disassembled and removed. A new pump was ordered two months ago and TGHA is confident it will be here for next Spring.

The Community Event that TGHA hosted was the first time having an event since COVID. There was a good turn out and great weather for the food trucks, live music and lawn games. With the overwhelming positive feedback TGHA is hoping to do something similar each year.

The Federal government has a 2 Billion Trees initiative to plant over the next 10 years. TGHA asked for and were selected to receive some trees. Almost 300 trees were planted this year at no cost to TGHA. If not for the efforts of the Board, no trees would have been planted in our neighbourhood.

There was a homeowner comment regarding the new trees. This homeowner talked to the City of Edmonton to express their disappointment that they were planted during a heat wave and not well taken care of at that time meaning many will die.

The TGHA Board had also reached out to the City of Edmonton about this issue. Unfortunately the contractor dropped the ball and was fired during the middle of when the trees were being planted in TGHA. The good news is that the trees are under warranty for one year so any issues should be addressed next year. All of the new trees are now a City of Edmonton asset and they are obligated to prune them, water them and take care of them.

5 MEMBERSHIP DUES

93% of our member accounts are in good standing with 31 members owing roughly \$31,300. Payment of dues is mandatory and 16% annual compounding interest is applied to delinquent accounts. There is a covenant on the title of each property so when a sale happens TGHA does collect any outstanding dues. Many dues notices and reminders are sent out and once outstanding dues hit a certain point the file is sent to a lawyer TGHA works with who sends a more formal letter to clear up the outstanding dues.

6 FINANCIAL HIGHLIGHTS

53% of all the dues goes to Maintenance, 11% goes to Improvements, 21% to Services, 9% to Utilities, 4% to Office and 2% to Contributions.

2022 Proposed Budget to Actual. When taking a look TGHA spent about \$121,000 which was below the almost \$142,000 budget for 2022. TGHA was able to save money on landscaping services and a few other items allowing TGHA to come in under budget.

Homeowner question: What are Office expenses?

David explained that Office expenses are for items like printing dues notices, postage, accounting software, signage etc. The increase this year was due to the purchase of three sandwich boards. These sandwich boards have re-usable stands so the signage costs going forward will be less than in years past. This was an initial investment and going forward the cost to print new signage for the sandwich boards will be low.

Homeowner question: What are the Professional Services?

David explained that the Professional Services are for the accounting firm as well as the TGHA Administrator etc.

Homeowner question: What was the cost for the Community Event?

David explained that the cost was about \$2,000. Part of that expense was offset by a fund the City of Edmonton has for events like this. TGHA applied for and was able to receive a \$500 grant to use towards Community Event expenses. The bulk of the cost was in the discounted food vouchers provided to the TGHA homeowners.

Motion: George N./Jennifer N.: That the 2022 TGHA Financial Statements be accepted as presented.

In Favor – 12

Absent – 0

Abstain – 0

CARRIED

7 BUDGET & THREE-YEAR PLAN

7.1 Budget

As everyone can see the 2023 Proposed Budget is basically the amount of the actual expenses from 2022. The jump in the Landscaping & Improvements category is due to the purchase of the new stream pump that will happen in 2023 and as it is basically considered an asset the purchase is considered an Improvement.

Homeowner question: Would the new stream pump be amortized?

David explained that as TGHA operates as a non-profit there is no tax advantage to amortizing expenses like the stream pump. There is a warranty on the pump and the installer.

Homeowner question: Is Seasonal Impact now only providing mowing?

Due to the poor services from Seasonal Impact this past year, the TGHA Board will be looking into new contractors to provide some of the landscaping services. The consensus is that Seasonal Impact still does a good job with the big heavy work like mowing, however they have not been doing a good job with finer detail work like deadheading. TGHA has had some help from a Horticultural Enthusiast in the past and she was unavailable for this past year and was greatly missed. This past year TGHA was able to engage with some people from the Master Gardeners Association for some volunteer work for TGHA. They did a good job visiting TGHA and giving guidance and direction on what needed to be done however with the poor services from Seasonal Impact not as much of the guidance was able to be implemented.

Motion: George N./ Tracy H.: That the 2023 Annual Budget be accepted as presented.

In Favor – 12

Absent – 0

Abstain – 0

CARRIED

7.2 Three-Year Plan

As we look at preparing budget into the future TGHA Board tries to identify themes to work on for the year.

2023: Stream Pump. It is not a surprise that the focus is on replacement of the stream pump. This is an expensive endeavor both to purchase and install the new stream pump so it is the primary focus.

2024: Hanging Gardens. As the neighbourhood is called Terwillegar Gardens a theme is to try to honor that name. The TGHA Board came up with the idea of some sort of hanging baskets to hang off the lights on the walking paths.

2025: Reserve Fund. It is time to get back to building the TGHA Reserve Fund. The TGHA Reserve Fund typically goes to the Fence Rehabilitation project every five years. This is a large project and large expense so it is important to build the TGHA Reserve Fund so when it is time to do those fence repairs and painting that funds are available for it.

Homeowner question: Who would take care of the 2024 proposed Hanging Gardens?

There are many things to consider for the proposed Hanging Gardens. The plan is that the same contractors that maintain the flowerbeds and flower pots would also maintain the hanging gardens. The TGHA Board is also considering how to water them as well as how to keep them secure.

Homeowner question: Is there any talk of a new project to get a path to walk to the schools instead of walking over the grass?

Although that is a great idea, it is complex as TGHA does not own that park area, the City of Edmonton does. The City of Edmonton would need to own and execute that initiative. The TGHA Board has discussed how great it would be to have a path that loops around the entire park.

Motion: David M./Judy M.: That the Three-Year Plan be accepted as presented.

In Favor – 12

Absent – 0

Abstain – 0

CARRIED

8 **BOARD MEMBER ELECTIONS**

The TGHA Board is volunteer commitment. We meet monthly, maybe every second month for about two hours typically hosted by a Board Member in their home. The TGHA Board needs to have between four to seven members.

8.1 Resignations

Julianna Haave & Ray Tralnberg both resigned prior to the AGM so the TGHA Board is looking to fill those spots.

8.2 Current Board Members

The following four Board Members have agreed to let their names stand for re-election: Sid Kuzmanovic, David Miller, Mike Chapelsky and Jennifer Nemet.

8.3 Board Member Nominations

Is there anybody in the room that would like to join this volunteering position? Ray T. nominated Julianna H. and she accepted the nomination. Julianna H. nominated Ray T. and he accepted the nomination.

There were no further nominations received.

8.4 Board Member Elections

Motion: George N./Tracy H.: To elect Sid Kuzmanovic, David Miller, Mike Chapelsky, Jennifer Nemet, Julianna Haave and Ray Trainberg as directors on the TGHA Board of Directors.

In Favor – 12

Absent – 0

Abstain – 0

CARRIED

Sid thanked the elected volunteers for their commitment to the TGHA Board.

9 **QUESTIONS, CONCERNS, SUGGESTIONS**

9.1 Oksana M. asked if there was anything that the TGHA Board would do differently at a future Community Event. That was discussed after the Community Event and the consensus was that a lot went very well. The recommendation would be to have the entertainment stay longer. There was a comment from another homeowner that the Community Event was so great that should be done twice a year, in the Spring and the Fall.

9.2 Judy B. asked what can be done about the chronic speeders in the neighbourhood. David commented that in the past the TGHA Board has asked the City of Edmonton to put up a sign showing the speed people are going. It is not permanent it is just there for a period of time to remind people to go the proper speed. Ray commented that also in the past the TGHA Board has been able to get the City of Edmonton to set up what are called mouse traps that monitor the speed of people in the neighbourhood so the City of Edmonton can see how bad it is. One time somebody was clocked going 110km. Ray let everyone know that the last time the City of Edmonton used the mouse traps that the average speed was 10km over the speed limit so the City of Edmonton did not recommend or implement any initiatives.

Another homeowner agreed that the speeding is out of control and one of her neighbours that had four children moved out of the neighbourhood because of the speeding.

Another homeowner shared that he was hit by a speeding car while he was using the crosswalk at Tegler Gate and 23rd Avenue.

Ray shared that in the past getting speed bumps in the neighbourhood was not an option due to the bus routes. With no more bus service in the neighbourhood perhaps that is an option to consider asking the City of Edmonton for. Carolyn did share that this past year the TGHA Board did ask her as the Administrator to ask the City of Edmonton to install speed limit signs at the North and South ends of Tory Road. Carolyn has also been in communication with the Terwillegar Towne Homeowners Association and they have been having the same problem with speeding.

The consensus is that the speeding and recklessness is an issue and at the meeting there was encouragement for the TGHA Board to formally submit a protest to the city council about it. The TGHA Board will engage with the City of Edmonton regarding the speeding problem.

- 9.3 Marija K. asked if anything can be done about corner properties with trees or shrubs that are hindering sight lines for getting onto Tory Road. For example, does the TGHA Board have a right to send a letter to the owner to trim the bush to prevent an accident? David let her know that unless it is on City of Edmonton property that there is nothing TGHA can do about it. Ray agreed that there is nothing in the TGHA Bylaws that can help with this issue. What the TGHA Board and any homeowner can do is alert the City of Edmonton to the safety hazard of the trees and shrubs.
- 9.4 Janice B. asked if there any regulations regarding running a business out of your house? There is clearly a business being run out of a home near her that has doubled the traffic coming and going in the neighbourhood, especially at night. Ray let her know that there are City of Edmonton Bylaws regarding home based businesses and that the recommendation is to call the City of Edmonton at 311 and report the house that is a concern and the City of Edmonton should look into it.
- 9.5 Harry B. asked if there can be more garbage cans in the neighbourhood especially near mailboxes where people simply throw their junk mail into the street. The City of Edmonton will not provide any more garbage cans so that would need to be a budgeted expense for TGHA. There was some discussion that a part of the issue is the homeowners themselves as even if a garbage can is nearby the junk mail is still being thrown into the street

The homeowners in attendance thanked the TGHA Board for taking care of the neighbourhood!

David thanked everyone on behalf of all the Board Members for coming out to the meeting. We really appreciate your time and your feedback.

10 ADJOURNMENT

Motion: David M./Judy B To adjourn the 2022 TGHA AGM.

In Favor – 12

Absent – 0

Abstain – 0

CARRIED

10.1 The meeting was adjourned at 8:11pm.