



**TGHA AGM**  
**October 26, 2017, 7:00pm**  
**Edmonton, Alberta**

## **MINUTES**

### **Board Members Present:**

David Hewitt, Tom Carey, Andrea Epp and Matt Matia

### **Board Members Not Present:**

Mary Jean Chapelsky

### **Others Present:**

Carolyn Tralnberg (TGHA Administrator) and 15 Homeowners (on file)

## **1 CALL TO ORDER & INTRODUCTION OF BOARD MEMBERS**

Vice President David H. convened the meeting at 7:06 pm and introduced the current Board Members:

President: Ray Tralnberg (resigned)

Vice President: David Hewitt

Treasurer: Matt Matia

Secretary: Julianna Seib (resigned)

Board Members: Tom Carey, Mary Jean Chapelsky (not present) and Andrea Epp

## **2 AGENDA & 2016 AGM MINUTES**

**Motion:** David H./Pierre M.: That the agenda for the 2017 TGHA AGM be approved as presented.

**In Favor – 19    Abstain – 0**

**CARRIED**

**Motion:** David H./David K.: That the minutes of the 2016 TGHA AGM be approved as presented.

**In Favor – 19    Absent – 0    Abstain – 0**

**CARRIED**

## **3 TGHA RESPONSIBILITIES**

TGHA is a registered non-profit Society consisting of residents from Terwillegar Greens and Gardens. TGHA: maintains and improves common areas and features unique to our neighbourhood, addresses homeowner concerns related to City services, standards and bylaws, contributes to Terwillegar community and works with nearby communities for a stronger collective voice, supplements City services and offers

additional services, enforces Melcor-developed architectural guidelines and standards and invests dues collected from homeowners back into our neighbourhood.

Some highlights from the PowerPoint Presentation (Appendix A) regarding specific TGHA Responsibilities were shared.

#### **4 ACHIEVEMENTS 2017**

The major achievements from the last year were presented such as the TGHA Guide that was delivered to each homeowner with their annual dues, the Terwillegar Community League Carnival bounce house sponsorship which helped to raise \$7,000 for the South Terwillegar Park, worked closely with TELUS during the installation of the fibre network and raised issues on behalf of residents with councilors and at election forums as well as hosting a summer neighbourhood event with TELUS to bring the neighbourhood together.

#### **5 MEMBERSHIP DUES**

##### **5.1 Membership Dues**

94% of homeowner accounts are in good standing. The outstanding dues are made up of 32 homeowners owing about \$16,700. Interest on outstanding dues is charged compounded interest of 16%.

##### **5.2 Breakdown of TGHA Dues by Expenditures**

The breakdown of TGHA Expenditures based on dues charged, not on dues received are as follows: 66% on maintenance, 22% on services, 1% on improvements and 11% on utilities/office/contributions etc.

#### **6 FINANCIAL HIGHLIGHTS**

Matt M., Treasurer, presented the TGHA Financial Statements as per Appendix B. The TGHA Financial Statements are a Notice To Reader prepared by Advantage Accounting.

A homeowner left the meeting.

**Motion:** Matt M./Farah M.: That the 2017 TGHA Financial Statements be accepted as presented.

**In Favor – 18    Abstain – 0**

**CARRIED**

## **7 BUDGET & THREE-YEAR PLAN**

### **7.1 Budget**

The proposed budget for 2018 is to expend \$108,500 with all remaining funds directed into the Reserve Fund. Funds will be expended for refurbishment along common walkways and to introduce new accounting software. See PowerPoint in Appendix A for further details.

**Motion:** Matt M./ Len W.: That the 2018 Annual Budget be accepted as presented.

**In Favor – 18    Abstain – 0**

**CARRIED**

### **7.2 Three-Year Plan**

2018: Walkway Landscaping, Pond Aeration & Reserve Fund. This would include refurbishing some of the walkways and pond aeration to reduce algae look & smell.

2019: Walkway Landscaping & Reserve Fund. This would include some refurbishment of some more walkways and Reserve Fund.

2020: Community Lights & Reserve Fund.

Two homeowners left the meeting.

**Motion:** Tom C./David K.: That the Three-Year Plan be accepted as presented.

**In Favor – 16    Abstain – 0**

**CARRIED**

## **8 BOARD MEMBER ELECTIONS**

TGHA Board meetings are approximately once per month and positions are determined at the first meeting of the year. This evening all directors will be elected as directors at large. The TGHA Bylaws state that the TGHA Board must be comprised of a minimum of 3 Board Members and a maximum of 7 Board Members. To be elected you must live in the TGHA area as well as be a member in good standing i.e. have no outstanding dues.

The TGHA Board is comprised of a President, Vice President, Treasurer, Secretary and Directors at large. The TGHA Board meets approximately once per month for 2-3 hours. The meetings are hosted on a rotating basis by the Board Members. Beyond the monthly meetings there are additional subcommittees and/or volunteer hours for each position held.

## 8.1 Resignations

Ray T. and Julianna S. resigned prior to the AGM in accordance with the TGHA bylaws regarding Board Member term length.

## 8.2 Current Board Members

The following five Board Members have agreed to let their names stand for re-election: David Hewitt, Matt Matia, Tom Carey, Mary Jean Chapelsky and Andrea Epp. Mary Jean Chapelsky is not in attendance but has sent her proxy to the Board asking to let her name stand for re-election and her acceptance of such re-election should it occur.

## 8.3 Board Member Nominations

Carolyn T. nominated Ray T. to the TGHA Board. Ray T. accepted the nomination. Matt M. nominated Julianna S. to the TGHA Board. Julianna S. accepted the nomination.

## 8.4 Board Member Elections

**Motion:** Farah M./Pierre M.: To elect Ray Trainberg, Julianna Seib, Andrea Epp, Mary Jean Chapelsky, David Hewitt, Matt Matia and Tom Carey as directors on the TGHA Board of Directors.

**In Favor – 16    Abstain – 0**

**CARRIED**

## 9 **QUESTIONS, CONCERNS, SUGGESTIONS**

9.1 A comment was brought up to look into taking advantage of the Government programs for using LED lighting or other methods to reduce the utility bills.

9.2 A homeowner suggested looking into the use of solar power to reduce utility bills.

9.3 There was some discussion regarding the Orchard and how the community enjoys this Orchard and seems to be put to good use with little apple wastage.

9.4 The road exit onto Rabbit Hill Road from Terwillegar Gardens has no traffic lights is a hazard. How can the TGHA homeowners get lights at that entrance? There has been some hesitancy to introduce traffic lights as they can slow traffic. This is something that the TGHA Board will bring up with our new councilor Tim Cartmell. This is a good time to start the conversation with Tim Cartmell as part of the larger conversation regarding the twinning of Rabbit Hill Road.

Two homeowners left the meeting.

- 9.5 A homeowner brought up a safety concern with the traffic circle in our neighbourhood. Homeowners are encouraged to email or call City of Edmonton Transportation about this safety issue.

## **10 TGHA ACKNOWLEDGEMENTS**

Thank you to Bryan Anderson our past Ward 9 City Councilor for all of his help. Congratulations to Tim Cartmell for becoming our new City Councilor. We are looking forward to working together.

## **11 ADJOURNMENT**

**Motion:** David H./David K.: To adjourn the 2017 TGHA AGM.

**In Favor – 14    Abstain – 0**

**CARRIED**

- 11.1 The meeting was adjourned at 8:08pm.