

Terwillegar Gardens Homeowners Association
2015 Annual General Meeting Minutes
Esther Starkman School
October 28, 2015

In attendance:

Board Members: Ray Tralnberg, David Hewitt, Delene Bunce, Julianna Seib

Outgoing Board Members: Cindy Berg

Other: Carolyn Tralnberg (Property Manager), and 8 Homeowners (on file)

1. Meeting called to order 7:05 pm by Ray Tralnberg, President

2. Introduction of Board Members

President: Ray Tralnberg

Vice President: David Hewitt

Treasurer: Delene Bunce

Secretary: Cindy Berg (outgoing)

Board Member: Julianna Seib

3. **Agenda & 2014 AGM Minutes**

3.1. **Motion for approval of the Agenda**

Moved by J. Seib

Seconded by A. Epp

In favour: 13

Opposed: 0

Motion carried.

3.2. **Motion for approval of the 2013 AGM minutes**

Moved by J. Seib

Seconded by A. Epp

In favour: 13

Opposed: 0

Motion carried.

4. TGHA Society & Responsibility

TGHA is a Society consisting of residents from the subdivisions of Terwillegar Greens and Terwillegar Gardens. TGHA: manages and operates the community functions, provides for and arranges sharing of, the care and maintenance of grounds, landscaping and common facilities, manages and controls fences, entranceways, landscaping features and other fixtures, coordinates and works with community leagues, facilitates and enforces the collection of fees, assessments, rent charges and other charges to provide for performance of duties and functions of the society.

5. Achievements

Achievements of 2014/15 were reviewed including: 12,850 linear feet of common wood fence painting, 9 annual flower beds with over 300 plants and support of TCL celebrations with an inflatable rental. Our relationship and communications with City of Edmonton resulted in 165+ trees, several hours of deep root watering and mowing of pond weeds.

6. Membership Dues & Benefits

- 6.1. TGHA collects annual dues from 517 homeowners. Terwillegar Greens homeowners pay \$175/year: Terwillegar Gardens homeowners pay \$225/year. Dues did not increase in 2015 and are not anticipated to increase in 2016. Payment is mandatory. In extreme cases, non-payment of dues may result in foreclosure. 3% of homeowners owe dues for 2015. 1% of homeowners owe dues and interest for 2, 3 or 4 years. 96% of homeowners have fully paid their dues.
- 6.2. Breakdown of TGHA expenditures: 42% on maintenance, 37% on improvements, 14% on professional services, 3% on utilities, 1% on contributions, 3% on office expenses.
- 6.3. Membership Benefits: Maintains amenities unique to Terwillegar Greens and Gardens such as the pond, stream, orchard, gardens, entrances and gazebo. Supplements City services to ensure we have a clean, safe and attractive neighbourhood to enjoy. Gives us a stronger, collective voice to request services or improve our neighbourhood. Helps homeowners address concerns with pets, wildlife, noise, property, neighbours and more. Preserves property values in the neighbourhood.
7. Financial Statement-Notice to Reader prepared by Advantage Accounting
D. Bunce/Treasurer, presented the TGHA Financial Statement as per appendix a
Motion for Financial Statements to be accepted as presented.
Moved by D. Bunce Seconded by D. Karkhanis
In favour: 13 Opposed: 0
Motion carried.
8. 2016 Proposed Budget & Three-Year Plan
 - 8.1. Three-Year Plan
 - 2015-Fence Painting & Repair-\$71,300
 - 2016-Landscaping Phase III-\$25,000
 - 2017-Rebuild Reserve
 - Proposed Landscaping for 2016
 - Taylor Close Entrance refurbishment (from park)
 - Tegler Gate Entrance refresh
 - Tory Gate Entrance refresh
 - 8.2. Annual Budget for 2015/16 as per appendix b
Motion for the Annual Budget and Three-Year Business Plan to be accepted as presented.
Moved by J. Seib Seconded by S. Karkhanis
In favour: 13 Opposed: 0
Motion carried.
9. Board Member Elections
 - 9.1. J. Seib reviewed board membership and board member roles.

Board members are volunteers who share a passion for our community. Members meet every month, make decisions and direct service providers. Members are elected as Directors. During the first board meeting of newly elected and returning members, positions are determined.

9.2. The 4 standing board members were polled and agreed to stand for elections. It was announced that there were 3 vacant positions on the board. Cindy Berg was graciously thanked for her time and dedication to the board. Her contributions were noted, appreciated and will be missed.

Motion to re-appoint Ray Trainberg, David Hewitt, Delene Bunce & Julianna Seib to the TGHA board of directors.

Moved by J. Seib

Seconded by C. Michell-Viret

In favor: 13

Opposed: 0

Motion carried.

9.3. Call for nominations. Subhash Karkhanis, Mary Jean Chapelsky and Andrea Epp were nominated or volunteered for a position on the TGHA board of directors.

Motion to elect Subhash Karkhanis, Mary Jean Chapelsky and Andrea Epp as directors on the TGHA board of directors.

Moved by C. Michell-Viret

Seconded by D. Karkhanis

In favour: 13

Opposed: 0

Motion carried.

10. Questions, Concerns & Suggestions

10.1. Bronzeleaf disease-Homeowner expressed concerns with the spread of Bronzeleaf disease in columnar aspens throughout the community. How to inform homeowners and encourage them to address the problem? TGHA reviewed communications with City of Edmonton, TGHA initiatives and homeowner initiatives. In 2014 TGHA contacted the City of Edmonton about the disease. City of Edmonton did not have it recorded as a significant threat and did not have special measures in place. TGHA posted information on the website and Facebook about Bronzeleaf disease, including identification, risks and control measures. An information flyer was also created and distributed to properties with highly visible disease. Some homeowners hired arborists to prune the disease or removed infested trees. Suggestion was made to include Bronzeleaf information flyer with the dues mail out in 2016.

10.2. Burrowing beetle-has been causing significant damage to columnar aspens throughout the community. TGHA has not noted this problem to date. It was suggested that photos be taken and sent to City of Edmonton 311. More information is required overall.

10.3. 23 Ave Rural Ditch-Councillor Anderson has updated the TGHA that review of the project has been tabled for discussion in spring 2016.

10.4. Snow removal-homeowner has asked how to get better snow removal services on residential streets. TGHA does not do any snow removal. City of Edmonton does all snow removal for our community. Concerns should be directed to City of Edmonton 311. Submitting photos of specific concerns using the 311 app is recommended.

11. Acknowledgements

TGHA wants to recognize the efforts of homeowners that go above & beyond. Thank you to the Todd Landing homeowner that collects litter almost daily on her runs. Thank you to the homeowners of Thompson Court for brightening our community with their bright, well maintained flower beds at their street entrance.

12. Motion to Adjourn

Moved by J. Seib Seconded by R. Trainberg

In favour: 13 Opposed: 0

Motion carried.

The meeting was adjourned at 8:24 pm