



TGHA AGM
October 26, 2023, 7:00pm
Edmonton, Alberta

MINUTES

Board Members Present:

Ray Tralnberg, David Miller, Julianna Haave and Mike Chapelsky

Others Present:

Carolyn Tralnberg (TGHA Administrator), 6 Homeowners (on file), 4 Attendees from same household considered non-voting (on file)

1 CALL TO ORDER & INTRODUCTION OF BOARD MEMBERS

Administrator Carolyn welcomed everyone to the Board Meeting at 7:05 pm and introduced Ray. Ray thanked everyone for coming and introduced the current Board Members:

President: Ray Tralnberg

Vice President: Sid Kuzmanovic (resigned)

Treasurer: David Miller

Secretary: Julianna Haave

Board Members: Mike Chapelsky and Jennifer Nemet (resigned)

Both Sid Kuzmanovic and Jennifer Nemet resigned although their terms were not over to ensure a good staggering of Board Member terms. TGHA Bylaws say Board Member terms are 3 years however people can run again for additional terms.

2 AGENDA and PREVIOUS AGM MINUTES

Mike went through the Agenda and gave a short explanation of each area to be covered.

Motion: Karen W./Jennifer N.: That the agenda for the 2023 TGHA AGM be approved as presented.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED

Motion: Jason L./Rebecca P.: That the minutes of the 2022 TGHA AGM be approved as presented.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED

3 RESPONSIBILITIES

Mike lead everyone through the Responsibilities. TGHA is a non-profit organization operating under the Alberta Societies Act and related bylaws. Those rules and our architectural guidelines are available on the TGHA.ca website.

The association consists of 517 households within Terwillegar Greens and Terwillegar Gardens. Our vision is to be one of the most desirable places to live in Edmonton.

TGHA improves and maintains common areas and features that are unique to the neighbourhood, 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

Ray, the longest serving Board Member, led this section. This marks 20 years of TGHA. Prior to TGHA beginning the neighbourhood was managed by Melcor, the developer, and the dues that Melcor collected were transferred to TGHA once it was established.

2002 – 2012: TGHA was established and began maintaining gardens, fences, structures, landscaping and stream and replaced the fountains. In 2008/2009 the fountain was replaced due to a lightning strike and cost about \$8,000. 2011-2012 was a busy year with the installation of a second fountain, community shelter and 13 benches. 30 fruit trees in the orchard were also replaced. The second fountain was needed for more aeration in the lake as it was becoming stagnant without it. The 13 benches were mostly replacement of old benches with new composite benches. The orchard trees needed to be replaced due to damage in the winter caused by rabbits. Since that issue, the orchard trees are now caged around the trunks for protection.

2013 – 2014: In 2013 TGHA completed Phase 1 of landscaping project which was for the flowerbeds at the entrances; contributed to community spray park; represented homeowner interests regarding proposed facility. In 2014 TGHA completed Phase 2 of landscaping project which was adding feature rocks, shrubs, trees and 400 annuals; and protected orchard trees with cages.

2015 – 2016: In 2015 TGHA repaired and repainted 12,850 linear feet of common wooden fencing; maintained 165 new trees planted by the City. This was the first time for the fence repairs and painting and made the neighbourhood look relatively new which was great. In 2016 TGHA completed Phase 3 of landscaping project refurbishing Taylor, Tegler, Tory entrances; continued to contribute to the community.

2017 – 2018: In 2017 TGHA held a summer kick-off event at the gazebo with Telus; published a TGHA Guide for homeowners and shared it through an updated TGHA.ca website. This is on the website for all new homeowners to access. In 2018 TGHA completed a 10-year plan; repaired fountains and fixed electrical; refurbished entrances; and installed an aeration system to reduce algae build-up. Muskrats in the pond chew through the cables so new more durable cables were required.

2019 – 2020: In 2019 TGHA refurbished common sidewalks replacing dead plants, painted garbage cans; hired horticulturalist; received traffic lights on Rabbit Hill Road which TGHA helped petition the City for. In 2020 TGHA repaired fountains for about \$7,000; installed dog litter bag dispensers and 10 large flower planters; worked with Master Gardeners; hired a new landscaping crew as the old crew had been slipping in their performance.

2021 – 2022: In 2021 TGHA painted wooden fences on 5/7 year cycle; fixed fountains; reminded motorists of new speed limits. In 2022 TGHA planted 300 trees with the City as part of the national project; held fun community event at gazebo; purchased signs; and removed 400lb rusted stream pump. TGHA heard about the Federal Government 2 Billion Trees Program and found out that the City was involved. The 300 trees received in 2022 and 100 more in 2023 would not have been placed in our neighbourhood without TGHA petitioning the City for them. It was time to purchase our own signage which we were able to do at the same cost as the annual fees to rent signage when needed.

20 years later TGHA is transitioning from a “build and maintain” phase to a “repair and replace” phase.

2023 Stream Pump: TGHA upgraded electrical; installed, tested and turned on the new stream pump. The total cost of this project was \$18,000 for the new pump and electrical repairs. Based on previous experience it is expected to last 20 years.

2023 City Rails: TGHA worked with City of Edmonton, Epcor, and Councillor Tim Cartmell to remove rails erected immediately in front of pond benches that were intended to deter people from accidentally entering the storm pond. Other options are now being considered. The safety of the neighbourhood was the primary concern. With efforts of TGHA two of the three railings have been removed. The final railing is still up as Epcor and the City consider other safety options for TGHA.

2023 Replacements: TGHA replaced stone pillar on Todd Court which required extraordinary efforts to get it back; replaced stolen part of Terwillegar entrance sign; worked with Canada Post and MP Matt Jeneroux to replace broken post office boxes. The cost to replace the one stolen letter T on the Terwillegar entrance sign was about \$1,200. TGHA has since reinforced the bolts on all the letters at entrance signage.

2023 Maintenance: TGHA hired a new gardener; and worked closely with City service providers to reduce weeds, replace garbage cans, repair sidewalks and potholes, water new trees, and remind motorists to slow down. There are now two groups looking after TGHA landscaping and gardening. One group handles the finer areas such as weeding, pruning etc. The other group handles the large items such as mowing. It wasn't unusual to see Board members and homeowners pitching in!

5 FINANCIAL HIGHLIGHTS

David presented the Financial Highlights. Membership dues have not increased since 2013 despite significant inflation. TGHA has similar or lower dues than neighbouring communities. TGHA is experiencing more challenges to maintain the infrastructure and aesthetics as the neighbourhood is moving to a repair and replace phase.

93% of our member accounts are in paid up with 34 members owing a combined total of about \$35,000. Payment of dues is mandatory and a 16% annual compounding interest is applied to delinquent accounts. In extreme circumstances, non-payment of dues and interest may result in foreclosure proceedings. There is a covenant on the title of each property so when a sale happens TGHA does collect any outstanding dues.

Homeowner question: How can TGHA collect the \$35,000 that is owing?

Multiple reminder notices are sent and typically after 5 years are owing TGHA works with a pro-bono lawyer to move the collection process along for outstanding dues. To date TGHA has always been able to collect outstanding dues, it can just take some time. There are currently 7 severely delinquent homeowners that are with the TGHA lawyer. This cycle of slow payers with the delinquent homeowners being sent to the TGHA lawyer has been ongoing almost since TGHA began so it is expected and at a manageable cash flow level. This is discussed at board meetings and if it becomes unmanageable there are further options to pursue including foreclosure proceedings.

61% of all the went to Maintenance, 20% went to Improvements, 12% went to Services, 4% went to Utilities, 3% went to Office and 0% went to Contributions.

Motion: Jennifer N./Karen W.: That the 2023 TGHA Financial Statements be accepted as presented.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED

6 BUDGET

The budget targets for 2023 were met. The new stream pump cost \$18,000 and was partially offset by lower utility costs when the stream was stopped. Proposed 2024 budget keeps TGHA “in the black” but does not build the needed reserve fund.

In 2023 the interest was earned on the GIC and the interest charged on late dues. The Community Event in 2022 was offset by receiving a grant from the City. Unfortunately there was no grant available in 2023 and no funds available for this event.

The 2024 budget accounts for receiving just over \$127,000 from dues and the expenses have been increased for inflation where needed. This budget is similar to past years which has been challenging to hold to this amount with increased expenses such as increases in utility rates. To prepare for fence painting on the 5/7 year cycle it is important to set aside \$10,000 - \$15,000 per year from the budget which has become more difficult and did not happen in 2023.

Homeowner question: Is there any talk about increasing the fees?

Yes there has been discussion regarding a fee increase. TGHA is first trying to save costs and will look at increasing dues if needed.

Motion: Carolyn T./ Karen W.: That the 2024 Annual Budget be accepted as presented.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED

7 THREE-YEAR PLAN

Typically the TGHA Board identifies themes for each year of the three-year plan.

2024: Reserve Fund and Community Event (was Hanging Gardens). The Community Event was so positive TGHA would like to do it every other year.

2025: Reserve Fund for Fence Painting. With no excess funds available for the Reserve Fund for Fence Painting in past years it is important to focus on this area.

2026: Reserve Fund and Community Event.

Motion: Sid K./Michael P.: That the Three-Year Plan be accepted as presented.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED

8 BOARD ELECTIONS

The TGHA Board is volunteer position. The meetings happen every month or two months. The meetings are hosted by Board Members in their homes. The TGHA Board needs to be made up of between four to seven members.

8.1 Resignations

Sid Kuzmanovic & Jennifer Nemet 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: Mike Chapelsky, Julianna Haave, David Miller and Ray Tralnberg.

8.3 Board Member Nominations

There was an open call for Board Member nominations to join the TGHA volunteer Board. Both Sid Kuzmanovic & Jennifer Nemet were asked if they would be willing to be nominated to the TGHA Board for another term and both accepted the nomination.

There were no further nominations received.

8.4 Board Member Elections

Motion: Karen W./Oksana M.: To elect Mike Chapelsky, Julianna Haave, Sid Kuzmanovic, David Miller, Jennifer Nemet and Ray Trainberg as directors on the TGHA Board of Directors.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED

Thank you all who have volunteered to be a part of the TGHA Board.

9 **CONCERNS and QUESTIONS**

TGHA is working with the City of Edmonton and Edmonton Police to take steps to reduce excessive speeding on Tory Road.

There have been more homeless individuals in the neighbourhood and TGHA has provided the details on when to call 211, 311 or 911 to get assistance as needed.

TGHA maintains shared property such as common sidewalks, landscaping and roads which may impact private property and vice versa.

- 9.1 A homeowner asked if TGHA would advocate for what would be best for the neighbourhood regarding the new City Council Re-zoning Proposal. TGHA would not be a good fit to advocate in this area however the TGHA Board does communicate regularly with Councillor Tim Cartmell and is sure that he would be the person to advocate in this area.
- 9.2 A homeowner asked about the vacant lot on Tory Road. TGHA does know that the lot was purchased by a new owner about 1.5 years ago but is unaware of what they will do with the lot.
- 9.3 A homeowner asked about what the rules are regarding driveways and what material they must be. TGHA confirmed that there are architectural guidelines that are found on the TGHA website that will outline what all the options are. Many driveways are aggregate but there are a few other options outlined in the guidelines.
- 9.4 A homeowner brought up the concerns regarding the Devonshire property and how the parent company, Christensen Developments, has made business decisions regarding life leases which are negatively impacting some TGHA residents. There was much discussion around this topic. The consensus is that yes these decisions have been impacting the residents of Devonshire as well as those living in our neighbourhood that have family members living in Devonshire. It is important to keep in mind that the residents of Devonshire do pay TGHA dues as part of their expenses. They are paid to Devonshire directly who then pays TGHA in one lump sum. There is nothing that TGHA can do regarding this issue but TGHA will continue to keep informed about this situation and possible effects to the neighbourhood.

- 9.5 A homeowner asked for more information regarding the homeless individuals in the neighbourhood. These instances typically happen in the warmer months with individuals sleeping on benches, tents being erected by the pond and individuals in the dry pond area. Phone calls are made to either 211, 311 or 911.
- 9.6 A homeowner brought up that the lights on the gazebo do not match and take away from the beauty of the neighbourhood. TGHA is aware of this issue and will fix it once there is room in the budget to do so. One strand burned out a few years ago and the new strand was thought to be the same colour as the old strand and was installed before the mistake was noticed. There is also some weathering of the older strands impacting the colour difference.
- 9.7 A homeowner has moved to the neighbourhood in this past year and is grateful for TGHA. They see a lot being done with the dues, it is way better than their last place and they see what a great job TGHA is doing.
- 9.8 A homeowner asked what was going on with the City and their stance on naturalization for neighbourhoods. TGHA has had meetings with the City regarding naturalization and it is an evolving situation. Currently the City has no plans to change anything in the neighbourhood and TGHA is watching naturalization going on in other areas to be ready for next discussions with the City as they come up. TGHA has also heard that the rural ditch on 23rd Avenue and the median have been declared by the City as naturalized so nothing will be done to these areas. TGHA still has an ally with Councillor Tim Cartmell on this issue as his opinion is that this rural ditch should be brought up to the same standards as the opposite side of the Avenue but with it being declared naturalized any changes are unlikely.
- 9.9 TGHA brought up that the City is starting to force HOAs into agreements that are very standardized and don't take into account the different amenities and features in each neighbourhood. TGHA has engaged with Councillor Tim Cartmell on this issue and again is keeping up to date on how this is impacting other HOAs to be better prepared for when the City starts to engage with TGHA for this process.
- 9.10 A homeowner brought up the large amount of coyotes in the neighbourhood.
Homeowners should call 311 to report the concerns.
- 9.11 A homeowner complimented TGHA on the beautiful planters this past year.

The homeowners in attendance were very appreciative and thanked the TGHA Board for their good work.

On behalf of the entire TGHA Board, Ray thanked all the homeowners for attending.

10 ADJOURNMENT

Motion: Jennifer N./Karen W. To adjourn the 2023 TGHA AGM at 8:23pm.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED