



TGHA AGM
October 28, 2021, 7:00pm
Edmonton, Alberta

MINUTES

Board Members Present:

Mike Chapelsky, Matt Matia

Others Present:

Carolyn Tralnberg (TGHA Administrator), 8 Homeowners (on file)

1 CALL TO ORDER & INTRODUCTION OF BOARD MEMBERS

President Ray T. convened the meeting at 7:09 pm welcomed everyone and introduced the current Board Members:

President: Ray Tralnberg (resigned)

Vice President: David Hewitt (resigned)

Treasurer: Matt Matia

Secretary: Julianna Haave (resigned)

Board Members: David Miller (resigned), Tom Carey (resigned, not present) and Mike Chapelsky

Tom Carey & David Hewitt both resigned during 2021 due to moving out of Terwillegar Gardens. Ray thanked them both for their service to TGHA Board. Ray also took the time to thank Matt Matia for his contributions to the TGHA Board as he has already indicated he is unable to return to the TGHA Board. Ray did let everyone know that all Board Members can only serve for 3 consecutive terms (years). Anyone can return for another 3 years if they choose but they must resign from the TGHA Board prior to the AGM. Ray Tralnberg, Julianna Haave and David Miller have expressed interest in returning the to TGHA Board. Ray also introduced the TGHA Administrator Carolyn Tralnberg.

2 AGENDA & 2019 AGM MINUTES

Motion: Jennifer N. / Sid K.: That the agenda for the 2021 TGHA AGM be approved as presented.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED

Motion: Matt M. / David M.: That the minutes of the 2019 TGHA AGM be approved as presented.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED

3 RESPONSIBILITIES

The TGHA dues are used to improve and maintain common areas and features. The TGHA advocates for homeowners with the City of Edmonton. TGHA helps make the neighbourhood a clean, safe and attractive place to call home.

4 ACHIEVEMENTS 2021

The biggest achievement this past year was the completion of the communal fence painting. This is a large project that TGHA has been saving up for the past seven years to do. The project was for approximately 12,850 linear feet of common fencing and was completed on time and on budget.

In 2021 TGHA continued to preserve the value and investment in our properties. The TGHA liaised with the City of Edmonton to look after and take care of the fixtures.

Also in 2021 TGHA hired a Horticultural Enthusiast to elevate the level of the flowers/gardens in TGHA which went very well. There was also the addition of the 10 large planters throughout the neighbourhood.

5 FINANCIAL HIGHLIGHTS

Matt M., Treasurer, presented this section. The fence painting project was the largest expenditure this past year. There were a few quotes and Dawood was chosen for the project. They received many positive reviews and even were approached by homeowners to do work on their personal fences. Overall it was great value for the money and a job well done.

There are about 500 homes in TGHA. The dues are owed every year, they are not voluntary, they are a part of a homeowner's title. There are 35 delinquent homeowners whose interest is compounding each year.

Matt M. reviewed the TGHA Budget slide and let everyone know that the budgeting process is set around the actual dues that are paid each year, not the amount that TGHA should receive in dues each year. The 2021 Budget was substantially higher due to the fence painting project which the TGHA Board saved funds for over a number of years. The 2022 Proposed Budget is higher than 2020 as the saving for the fence painting project does not need to happen yet and it is time to do some landscaping and improvements that were deferred until the fence painting project was complete.

The review of the handed out TGHA Financial Statements was straightforward. Matt M. did explain that although the spending was more than the earnings, which had been planned for and saved for due to the fence painting project.

Homeowner Question: What is the mechanism in place for people who don't pay their dues?

The dues are part of a homeowner title that can be actively traced and is by TGHA to confirm ownership. TGHA has a lawyer that does works pro bono and files letters with the delinquent homeowners. The TGHA lawyer is contacted each year to send letters again to delinquent accounts and to send new letters to anyone newly delinquent. To date the TGHA has always been able to collect the outstanding dues, it simply may take some time. Often these delinquent accounts are cleared up when the homeowner is selling their property.

Motion: George N. / Jennifer N.: That the 2021 TGHA Financial Statements be accepted as presented.

In Favor – 10 Absent – 0 Abstain – 0 CARRIED

6 BUDGET

The proposed budget for 2022 was discussed during the Financial Highlights. Matt M. did further explain that the 2022 budget is purposely budgeted to expend more funds than will come in to take care of some need landscaping and improvements. There are still funds remaining in a GIC to cover the overage. These projects will be mostly for walkway refurbishments and rose bush replacement

Motion: Maya K. / Sarah N.: That the 2022 Annual Budget be accepted as presented.

In Favor – 10 Absent – 0 Abstain – 0 CARRIED

7 THREE-YEAR PLAN

2022: Common Area Improvements & Community Event. This is a project for refurbishment of the walkways including the shrubs and other improvements as these areas are around 20 years old and will carry into 2023. TGHA is also hoping to be able to plan some sort of Community Event to get our neighbours together.

2023: Common Area Improvements & Reserve Fund. This will be a continuation of the walkway refurbishment starting in 2022 and additional funds will be saved.

2024: Common Area Improvements & Seasonal Lighting. This will be any remaining common areas that have aged and need improvements as well as some improvements to the seasonal lighting. This would involve looking into potentially some solar technology for some additional lighting where there is currently no electricity to tie into.

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

In Favor – 10 Absent – 0 Abstain – 0 CARRIED

Homeowner Question: Is there an opportunity for TGHA to add a play set closer to the gazebo area considering how far away the park is for those with younger children?

Ray T. shared with the homeowner that TGHA does not own any of the land, the City of Edmonton does. Any play sets or playgrounds would need to be first approved by the City of Edmonton on their land and then there would need to be a fundraising initiative. This is a great idea however a very expensive and time consuming project to undertake. The more suitable and capable partner for a project like this would be the Terwillegar Community League.

8 BOARD MEMBER ELECTIONS

The TGHA Board is a volunteer Board of those living in Terwillegar Gardens. To be a Board Member you must be a member in good standing and live in Terwillegar Gardens. The Board meets about once a month, mostly by Zoom this past year but preferably meeting in Board Member homes. The positions of the Board Members are determined at the first meeting of the year. There must be 3 Board Members and there is a maximum of 7 Board Members.

8.1 Resignations

Tom C. and David H. resigned during 2021 due to selling their homes as previously mentioned. Ray T., Julianna H. and David M. resigned prior to the AGM in accordance with the TGHA bylaws regarding Board Member term length. There were a total of 5 resignations prior to the AGM.

8.2 Current Board Members

Mike Chapelsky has agreed to let his names stand for re-election.

8.3 Board Member Nominations

Sid K. was nominated by Maya K. Jennifer N., Julianna H., Ray T. and David M. nominated themselves.

8.4 Board Member Elections

Motion: Matt M. / Maya K.: To elect Ray Trainberg, Julianna Haave, David Miler, Mike Chapelsky, Sid Kuzmanovic and Jennifer Nemet as directors on the TGHA Board of Directors.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED

9 QUESTIONS

- 9.1 Generally what does the TGHA know about the safety and security of the neighbourhood? The TGHA Board has no expertise or specific information in this area. Anecdotally there has been some vandalism in the area but it is generally a safe area. The Edmonton Police Service does have some website resources that can be accessed by homeowners showing their data regarding the safety of the area.
- 9.2 There is signage in the neighbourhood saying there are cameras monitoring the area, are there cameras? There are no city cameras and no TGHA cameras. This signage is leftover from when the neighbourhood was being developed and Melcor installed them as a deterrent to crime during the new home building stage.
- 9.3 Who owns the orchard and can pick the fruit? The orchard along with everything else is owned by the City of Edmonton. It is free for picking by anyone.
- 9.4 Why is the orchard not watered? It was sad to see the orchard not doing well this past summer. The City of Edmonton does not come out and water the orchard and this past summer was the worst it has ever been. The TGHA did ask the City of Edmonton to come out and deep water the roots of the trees and they came out and assessed that only four of the trees were doing poorly enough to receive deep root watering. As the TGHA Board the care and cost of watering the orchard can be taken into consideration for next summer. A possibility to look into is maybe diverting some of the water from the nearby stream that TGHA does manage.
- 9.5 A homeowner did not pose a question but thanked the TGHA Board for their volunteer work to help the neighbourhood, it is appreciated!

Ray T. thanked everyone for coming and being outside on this October evening!

10 ADJOURNMENT

Motion: Julianna H. / Mike C: To adjourn the 2021 TGHA AGM.

In Favor – 10

Absent – 0

Abstain – 0

CARRIED

- 10.1 The meeting was adjourned at 8:00pm.