



TGHA AGM
October 30, 2019, 7:00pm
Edmonton, Alberta

MINUTES

Board Members Present:

Ray Tralnberg, Julianna Haave and David Miller

Others Present:

Carolyn Tralnberg (TGHA Administrator), 19 Homeowners (on file)

1 CALL TO ORDER & INTRODUCTION OF BOARD MEMBERS

President Ray T. convened the meeting at 7:02 pm welcomed everyone and introduced the current Board Members:

President: Ray Tralnberg

Vice President: David Hewitt (resigned)

Treasurer: Matt Matia (resigned)

Secretary: Julianna Haave

Board Members: Tom Carey (resigned) and Andrea Epp (resigned)

Andrea Epp resigned mid term after 4 years of service. Ray thanked Andrea for her service to the TGHA Board. David H. & Matt and all Board Members can only serve for 3 consecutive terms (years). Anyone can return for another 3 years if you choose but you must resign from the TGHA Board prior to the AGM. Both David H. and Matt have expressed interest in returning the to TGHA Board. Ray also introduced the TGHA Administrator Carolyn Tralnberg.

2 AGENDA & 2018 AGM MINUTES

Motion: Ray T./Subash K.: That the agenda for the 2019 TGHA AGM be approved as presented.

In Favor – 19

Absent – 0

Abstain – 0

CARRIED

Motion: Ray T./Ken D.: That the minutes of the 2018 TGHA AGM be approved as presented.

In Favor – 19

Absent – 0

Abstain – 0

CARRIED

3 TGHA RESPONSIBILITIES

The TGHA is a non-profit organization operating under the Alberta Societies Act. TGHA consists of 517 homes. The TGHA is a way to have those 517 homes be a single larger voice to the City of Edmonton. The TGHA dues are invested back into the neighbourhood.

The value you get from the TGHA is that your common areas are safe, clean and a place to be proud to call home. The TGHA as mentioned is one larger voice with the City of Edmonton. The TGHA also preserves your investment in your home and contributes to the community.

4 ACHIEVEMENTS 2019

This year some of the achievements were painting the sign poles, moving rocks to cover the exposed matting and painting electrical boxes.

The TGHA also hired a horticulturalist for some expertise regarding the status and condition of the TGHA beds. This was a valuable exercise for feedback for what to do next year to improve the appearance and quality of our gardens.

This past year the TGHA also brought in fresh mulch and moved boulders.

The TGHA coordinated with the City of Edmonton on a number of services including tree replanting, fixing of traffic signs, replacement of mailboxes, reparations to sidewalks and the installation of the traffic light at Tory Gate.

5 MEMBERSHIP DUES

92% of the TGHA accounts are in good standing. 43 members owe approximately \$24,000. This is typical for this time of year. Payment of TGHA dues is not voluntary, it is part of the land title and there is a caveat registered before any other party that TGHA must be paid. People who choose not to pay accrue interest. At some point legal action is taken to recover both the principal and the interest.

6 FINANCIAL HIGHLIGHTS

Matt M., Treasurer, presented the TGHA Financial Statements as per Appendix B. Chartered accountants prepare the TGHA Financial Statements. The TGHA Board never spends all the dues funds received as money needs to be saved in a reserve fund to pay for larger projects.

For every \$1 collected about \$0.65 was spent on maintenance. This means looking after the fountains, additional mowing, garbage bins and much more.

This past year TGHA spent a little over budget. The largest expenditure was due to the unexpected failure of one of the fountains. To get it refurbished was a substantial expense of about \$9,000. There has since been an electrical issue with it and TGHA is still waiting on parts for the repair. To compensate for this unexpected expense the landscaping budget was lowered. The TGHA Board discusses every expenditure made.

Professional services consist of accounting services, web domain, insurance, bank fees, survey services and administrator services.

The Financial Statements are not audited, a Review Engagement is done. There is enough oversight from the TGHA Board that an Audit is not necessary. The TGHA Board meets approximately once per month.

Homeowner Question: When and how do I pay my dues?

March 1 of every year the Annual Dues Notice is mailed to every homeowner that provides details on the amount of the dues and the two payment options: cheque or PayPal.

Homeowner Question: What are the Utilities paying for?

The Electricity pays for lights at gazebo, lights at the entrances, two fountain pumps, one stream pumps and one aeration pump.

Homeowner Question: What are the Contributions?

This is towards entrance flowers for about \$150 for an entrance inside the neighbourhood. The other contribution is towards the Terwillegar Towne Carnival that happens annually.

Homeowner Question: What about the trucks I see out watering the trees, does TGHA pay for that?

Although the watering of trees is generally just done by nature, the TGHA will contract out deep root watering if needed and pay for it. The City of Edmonton will also be in the neighbourhood if trees have recently been replaced.

Motion: Lauren M./Subash K.: That the 2018 TGHA Financial Statements be accepted as presented.

In Favor – 19

Absent – 0

Abstain – 0

CARRIED

7 BUDGET & THREE-YEAR PLAN

7.1 Budget

The proposed budget for 2020 is to expend \$111,000 which is very similar in amount to last year, where the money is being expended has changed a bit. What TGHA does augments what the City of Edmonton does. Budget cuts from the City of Edmonton should not greatly impact the neighbourhood. This year the TGHA Board will get a few quotes and consider changing the current Landscaping Contractor.

Motion: Cindy B./ Lauren M.: That the 2019 Annual Budget be accepted as presented.

In Favor – 19

Absent – 0

Abstain – 0

CARRIED

7.2 Three-Year Plan

At last year's AGM the Three Year Plan was for 2019: Walkway Landscaping & Reserve Fund, 2020: Seasonal Lighting & Reserve Fund and 2021: Fence Repairs and Repainting. This past year both the 2019 and 2020 plans were achieved. This is due to a grant the City of Edmonton provided that enabled the TGHA to purchase seasonal lighting for the Gazebo and get almost 100% reimbursement for it.

Since the 2020 plan was already achieved the TGHA Board looked to the 10 Year Plan that had identified other projects to fund with additional dollars. This resulted in the following Three Year Plan:

2020: Iron Fence Repairs & Reserve Fund. This would be repairing the common iron fences in the neighbourhood. Add to the Reserve Fund for fence painting.

2021: Wooden Fence Repairs & Repainting. This would be the large fence painting and repair project saved for and undertaken every 7/8 years.

2022: Community Event & Seasonal Lighting. This would be hosting some sort of Community Event as was done a few years ago. This would be looking into more options for Seasonal Lighting based on technologies and grants available perhaps for entrances.

Homeowner Question: Who is responsible for painting my fence?

The TGHA maintains the exterior of all wooden fences that border common roads or paths on a 7/8 year cycle. The fences are the property of the homeowner. Homeowners are responsible for their interior fences as well as fences shared with neighbours. Homeowners may paint the exterior of the fence as long as it is the approved TGHA colours. This project is undertaken and completed in one summer at an approximate cost last time of \$80,000, which is why so many years dues are added to the Reserve Fund.

Homeowner Suggestion For Future Planning:

Look into making a concrete walkway/loop in the park. This would give better access for everyone to the park as well as for the schools.

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

In Favor – 19

Absent – 0

Abstain – 0

CARRIED

8 BOARD MEMBER ELECTIONS

The TGHA Board is made up of volunteers from our neighbourhood. To be on the TGHA Board you must simply live in the area and be a member in good standing. The meetings are about once a month at one of the Board Member's homes for 2 or 3 hours. Board Member positions are decided at the first meeting of the year. 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.

8.1 Resignations

Andrea E. resigned mid term as previously mentioned. David H., Tom C., and Matt M. resigned prior to the AGM in accordance with the TGHA bylaws regarding Board Member term length. There were a total of 4 resignations prior to the AGM.

8.2 Current Board Members

The following three Board Members have agreed to let their names stand for re-election: Ray Tralnberg, Julianna Haave and David Miller.

8.3 Board Member Nominations

Des K. nominated himself for a position on the TGHA Board. David H. nominated himself for a position on the TGHA Board. Ray T. nominated Matt M. to the TGHA Board. Matt M. accepted the nomination. Former TGHA Board Member Tom C. was not in attendance but sent his proxy to the TGHA Board prior to the TGHA Board accepting a nomination if he is nominated and his acceptance of election should it occur. Julianna H. nominated Tom C. to the TGHA Board.

8.4 Board Member Elections

Motion: Cindy B./Kailash K.: To elect Ray Tralnberg, Julianna Haave, David Miler, Des Khurana, David Hewitt, Matt Matia and Tom Carey as directors on the TGHA Board of Directors.

In Favor – 19

Absent – 0

Abstain – 0

CARRIED

9 QUESTIONS, CONCERNS, SUGGESTIONS

- 9.1 What can be done about the poor snow removal and people getting stuck? Snow removal is only done by the City of Edmonton and there are concerns that it is not done well enough. The current action that can be taken is for homeowners to call 311 ask for snow removal and list your address. The more addresses from the same neighbourhood that contact 311 gets noticed and can generally get action so have all your neighbours contact 311. If TGHA were to take on additional snow removal within the neighbourhood it would be at a great cost and TGHA fees would have to be raised.

- 9.2 On my land title the TGHA is listed as owning my fence. How do I get that off my title and who will pay those legal fees? Ray T. has much experience in this area and will look into this with the homeowner directly.
- 9.3 Is there any intention of lowering the speed limit to 40km/hr on Tory Road? There are a lot of fast cars and buses. Ray had discussions with the previous area councilor Anderson who informed Ray that it cannot be lowered for one road, that it would have to be for the entire community. Twin Brooks was met with a resounding disapproval of the lowering to 40km/hr and have gone back up to 50km/hr. The speed on Tory Road the does get excessive and years ago after a past complaint the City of Edmonton came out and put some measuring devices on the road and there were measurements over 100km per hour on that road. The resulted in the City of Edmonton putting up some signage reminding people of the speed limit and some signage that showed the current speed of the car. The TGHA will look into booking the City of Edmonton to measure speeds on Tory Road but it will have to wait until after winter.
- 9.4 The intersection of Tory Road and Todd Link is very dangerous, can a reflective mirror be placed there to see the oncoming traffic? This seems like a reasonable request that the TGHA will bring up with the City of Edmonton.
- 9.5 Who do I contact about an issue with the Daycare in the neighbourhood? The recommendation is for the homeowner to contact whichever Devonshire property the Daycare is in to alert them to any issues.
- 9.6 There is a survey today on City of Edmonton website on Urban Forestry to get people to prioritize where to spend city dollars and regarding climate change. Encourage others to fill out the survey. Thank you for alerting the TGHA to that, TGHA will put the link on the TGHA website and email the link to all homeowner email addresses on file. Until Nov 7.

Thank you all for coming, if you want to keep up to date go to TGHA.ca, the website is well constructed and informative or please reach out to us by email or by phone.

10 ADJOURNMENT

Motion: Ray T./Kailash K: To adjourn the 2019 TGHA AGM.

In Favor – 19

Absent – 0

Abstain – 0

CARRIED

10.1 The meeting was adjourned at 8:03pm.