



CAMERON HEIGHTS HOMEOWNERS' ASSOCIATION (CHHOA) AGM MEETING MINUTES

Wednesday OCTOBER 2, 2024

1. Call to Order

The meeting was called to order at 6:33 p.m.

2. Appointment of the Chair

Motion: To appoint Tammy Aab as chairperson for the meeting.

Moved: Chrissy Symonds

2nd: Keri Clifford

Carried

3. Confirmation of Notice of Meeting and Quorum

T. Aab confirmed that the AGM notice was sent out and the quorum has been reached as per the bylaws.

4. Introduction of the Board

Keri Clifford, President; Chrissy Symonds, Vice-President; Saheb Dullet, Developer appointed Director, Tamara Pohl, Director was also announced; she was unavailable to attend this meeting.

5. Approval of the Agenda

Motion: To approve the agenda as presented.

Moved: Keri Clifford

2nd: Saheb Dullet

Carried

6. Approval of September 21, 2023 AGM Minutes

Motion: To approve September 20, 2022 AGM Minutes.

Moved: Alina Ciobanu

2nd: Alan Mangory

Carried

7. Reports

a. Board Report

Chrissy Symonds presented a pie chart "showing where does the \$240 go?"; she has posted this on the CHHOA website. – Based on the 2023 Audit Financial Statements
\$120 Landscaping, \$29 Landscaping Projects, \$14 Community Events, \$19 Reserve Fund, \$12 Gopher Extermination \$5 Insurance, \$26 Manager Fees, \$14 Postage, Supplies, Website, Phone, Utilities, Bank Charges and Audit.

She also reported that:

Accounts Receivable still have 100 homes owing. T. Aab has been sending out letters and emails to everyone with outstanding fees.

T. Aab the HOA Mangers contract was renewed for another year.

A volunteer appreciation dinner was held at Woodshed Burgers as a thank you to all our community volunteers.

The board would like to obtain lighting for the trees on the meridian on Cameron Heights Drive for winter.

Bylaws

- The board explored revisions to the Bylaws now that all developers lots are sold (Marcson Homes)
- Hired Jenna at Dentons who looked through the bylaws and advised the board that changes are not worth pursuing:
 - The first section of the bylaws outlines Members of the Society, Voting Rights, Meetings etc. Anywhere that refers to "the developer" is automatically null and void now that the developer is not an involved party. Therefore no rewrite needed.
 - The final section of the bylaws is Schedule A - the restrictive covenant (pp.16-29) - which can only be changed with 100% of ownership in favour of the amendments. A witness attends in front of a commissioner of oaths and then provides the details to be changed at Land Titles. This section has the policies regarding parking trailers, clotheslines etc. that the board was looking at changing to be in line with City Bylaws, but the restrictive covenant cannot effectively be changed.
 - Jenna advised that a reserve fund study is not legally required as per our bylaws
 - Board also asked about the event where a board member can hold the position for no more than 3 years. Jenna advised if voting at AGM allows a member to continue forward on the board, (perhaps due to no other names being put forward) then they can continue in the position (unless homeowners want that person removed of course).

Tree Project in Park

Always Landscaping planted 15 high caliber trees in the park and placed large stones around the front entrance. The stones are to be used as a sitting area and to stop the City of Edmonton from pushing snow in that area.

Landscaping Always Landscaping is doing a good job with mowing, weeding, trimming and watering in the beds and along the boulevards. Marla updates Chrissy regularly. Their contract will be reviewed in the spring and seek quotes to ensure we are in line with appropriate costs.

Masonry Repairs

Scorpio Masonry quoted on doing required repairs to the masonry walls hopefully this fall.

b. Financial Reports

i. 2023 Year-End Financial Statements

- T. Aab reported that the HOA was in a good financial position with a combined total of \$692,693.00 in operating account/savings account and Manulife fund;
- The A/R balance is \$152,166.00. The amount is \$20,000 less than last year. As of now 100 homes have outstanding fees. Some fees have been recovered through property sales; the lawyers confirm if there is an amount owing and send in the outstanding fee.
- An encumbrance on each property ensures fees will eventually be collected.

ii. 2024 Budget

- The largest expense for 2024 has been the landscaping project that the board has undertaken
- Most other expenses remain stable with the usual increases in costs overall.

iii. Appointment of the Auditor for 2024

Motion: To appoint Cass and Fraser as the Auditors for 2023.

Moved: Chrissy Symonds

2nd: Keri Clifford

Carried

8. New Business

- A member expressed concern about the lack of lighting on the back paths in Cameron Heights
- A member asked about the wooden fencing around the park/green space; it belongs to the City of Edmonton call 311 to report any repairs that may be needed.

9. Election of the Directors

Chrissy Symonds, Keri Clifford, Saheb Dullet and Tamara Pohl agreed to let their names stand for re-election to the Board. Matt Tavener stepped down from the board January 15, 2024; he has moved from the neighborhood.

After a call to the floor Alina Ciobanu and Alan Mangory put their names in for nomination. The final slate of Directors nominated were Chrissy Symonds, Keri Clifford, Saheb Dullet, Tamara Pohl, Alina Ciobanu and Alan Mangory.

Motion: To accept the slate of Directors as Chrissy Symonds, Keri Clifford, Saheb Dullet, Tamara Pohl, Alina Ciobanu and Alan Mangory.

Moved: Chrissy Symonds

2nd: Saheb Dullet

Carried

10. Adjournment

The meeting was adjourned at 7:18 p.m.