

Minutes of General Meeting

Aspen Cliff Home Owners Association

Held: Tuesday, October 25, 2016

Place: Webber Academy

Board Attendance:

John McClure	Leah Berday
Mark Davidson	Jeremy Yee
Deanne Burnie	Vaughn Achebe
Pummy Bhogal	

Agenda:

1. Introduction and Establishment of Quorum

**Under our bylaws if a quorum is not achieved within 30 minutes of the scheduled time for the meeting (7pm) then the Chairman can adjourn the meeting to a time and place that the Chairman decides. If we don't have 27 homeowners by 7:30 then as the Chairman I am going to declare that the adjourned meeting shall be held at 7:35. Under the bylaws as long as there are at least 7 homeowners present at that adjourned meeting then we will have a quorum and the AGM can be held tonight.*

2. Financial Statements

3. Christmas Lights

4. Landscaping

5. Block Party

6. Open Discussion – corporate seal, documents,

7. Election of New Board

Meeting opened by John McClure @ 7:07 pm

1. Introductions, quorum established

- Proxies received from - 5
- # of attendees present – 22

2. Financial Statements

- Fiscal period ends Dec31, therefore reviewing up to Dec'15 only.
- YoY expense differences related to block party, xmas tree lighting, AGM costs
- YoY maintenance increases related to 2014 complaints re lack of maintenance.
- 2015 legal fees related to 2014 AGM where developer had legal representation
- Current 2016 cash balance is ~ \$20k
- Financial reports will be included annually as appendix to AGM minutes
- Discussion – Planters were not pursued due to potential visibility/liability issues on concrete island. The Aspen HOE made contact w Wentworth HOA to understand how other communities view/treat these types of things as an insurable risk. The Wentworth HOA pays an annual insurance premium of \$2-3k/yr for this type of thing. Decision taken by the Aspen HOA not to proceed further.

3. Christmas Lights

- Lights were purchased in 2015 at a cost of ~\$900. These lights are now in storage and available for annual use by the Aspen HOA.
- The Aspen HOA will contract to have the lights put up at the entrance feature again for December 2016.
- Comments - nil

4. Landscaping

- 2016 landscaping costs will be lower than 2015 due to sourcing different contractor and achieving lower rates.
- Comments – Confirmed the City of Calgary is responsible for clearing paths behind East backing homes, not associated with HOA. Path maintenance appears to be in good shape, no concerns expressed.

5. Block Party

- June block party expense was about \$700. Anticipate continuing with this annual event.
- Comments – have the party before school is out, avoid summer months

6. Open Discussion

- Christmas light competition
- Food competition (ex, rib fest)
- Food drive
- Canada Post mailboxes replaced after repeat vandalism
- Signage re 'Slow down, kids at play' to be discussed by HOA
- Snow removal – City of Calgary only clears roads once per year, HOA funds can be used to contract for snow removal if required
- HOA negotiated group rate for snow removal in prior years and can do that again this year if there is interest. Information will be shared via HOA newsletter

- Revisit feature on concrete island, there is community interest in having a feature there

7. Election of New Board

- John McClure and Leah Berday are stepping down
- Nominations for Board Members:
 - Andrew Cockburn
 - Lana Workman
 - Pummy Bhogal
 - Mark Davidson
 - Deanne Burnie
 - Vaughn Achebe
 - Jeremy Yee
- John McClure motioned to elect the 7 named nominees, Nomination seconded, All in Favor
- Motion carried

Meeting adjourned 7:30 pm

Deanne Burnie

Secretary

Aspen Cliff Estates Home Owners Association