

**SPRINGBANK HILL HOMEOWNER ASSOCIATION**  
**Box 75044 Westhills R.P.O.**  
**Calgary, Alberta**  
**T3H 3M1**

**Notice of 2006 Annual General Meeting of Members**

TAKE NOTICE, that the Annual General Meeting of the members of the Springbank Hill Homeowners Association will be held at the **Westside Regional Recreation Center**, at 2000-69<sup>th</sup> Street S.W., Calgary, Alberta on Thursday, November 23, 2006 at 7:00 PM for the following purposes:

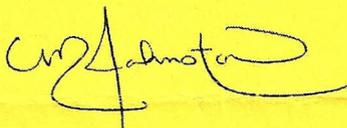
1. Reviewing the audited financial statements for the prior fiscal year
2. Electing Directors to serve a two year term on the Board of Directors
3. Transacting other such business as may properly come before the meeting

An informal discussion session will follow the formal part of the meeting. Members are encouraged to ask questions and bring forward concerns during this discussion.

DATED this 27<sup>th</sup> day of October, 2006.

Signed on behalf of the Board of Directors:

per:



Joanne McKenzie- Hicks  
President

Springbank Hill Homeowners Association

Annual General Meeting  
November 23<sup>rd</sup>, 2006

Call to order: 7:05 pm

Board Members in attendance: Joanne McKenzie-Hicks, Bill Cave, Monika Johnson, Rob Anderson, Rob Richardson, Craig Murray

15 homes represented

Introduction of existing board made by Joanne McKenzie-Hicks

1. Approval of Minutes of 2006 AGM

Questions from floor:

How many home owners fees are outstanding? 40

How many total homes in the association? 547

**Motion:** Keith Mychalnk **Seconded:** Bill Cave Carried

2. Agenda Reviewed by Joanne McKenzie-Hicks:

Additions: add item number 4 "Old Business"

**Motion:** Louise Campbell **Seconded:** Keith Mychalnk Carried

3. Old Business

Has the city's portion of the cost sharing gone up? No, but there is a cost of living increase, so has increased about 10%.

Will landscaping costs be included in the financial statement? Yes

4. Financial Statement: Compared 2005 to 2004 – Monika Johnson

Covered balance sheet as of December 31, 2005

End of 2005, accounts receivable: \$3381.00

Property and Equipment (post & beam fence, entrance signs) are depreciated by 10% annually

End of 2005, accounts payable to ULS is \$10,600.00

End of 2005 cash on hand is \$7000.00

We try to collect interest from those home owners that do not pay

In 2005, 40 homeowners owe \$6439

In 2006 owed \$5175.00

Difference in two years \$1264

Sent out 4 notices for non-payment and called a lot of them. We will be taking 1 homeowner to court this year.

Question from floor: The delinquent ones, are they collected at the point of sale if ownerships changes? Yes, we are going after lawyers who are involved in the sales transaction. The law firms are liable if they are not doing there job properly.

Question from the floor: Is the collecting getting better? Yes, have cleared up a lot of fees owed back from 2003. As a last resort, will contact the mortgage company, they sometimes pay the fees and collect it back through the mortgage.

We were paying \$4200.00 for insurance because we were carrying \$5M when we are required to carry \$2M in insurance, have reduced the amount so we should see some savings there.

We will also save about \$3700.00 from not have a professional audit done. The bylaws state that we can two members at large performs the audit, which is what we will do for 2007.

Motion: Move to have the audit performed by two members at large.

**Motion:** Warren Hindle **Seconded:** Keith Mychalnk Carried

Motion: To accept the financial report as presented.

**Motion:** Louise Campbell **Seconded:** Eugene Hayes Carried

5. Request for new boards members was made to the assembly. No takers at this time.
- 6.
7. Other Business

- a. Landscaping Report

There was a request to improve on the edging of the lawns.

We got quotes from five other landscaping outfits, only one returned our call out of the five. Prestige said they could not take on additional work at this time.

One local landscaper who lives in neighbourhood provided a quote as well, that quote was \$20,000.00 higher than ULS.

Since the board is not always available to identify or see problems in the neighbourhood, we need homeowners to come to us when they see something that needs attention.

Garbage pick was discussed with ULS. Garbage pickup was not frequent enough do to heavy use by dog owners.

Question from the floor: The stone fences are loosing their stones. What is being done to repair? We attempted to repair several times, have not had much luck finding something to hold stones in place.

Question from the floor: What can we do about dog droppings, especially around entrances to parks? This is enforced by the city. The bylaw officers have to catch the act occurring. We did get a bag dispenser from "Adopt a Park". This dispenser is regularly refilled. If you catch a dog owner, report them to the bylaw officers. They will come out and ticket.

Question from the floor: What about erosion fence that is behind Springbank Way? The developer of the adjacent property is likely responsible or perhaps the City of Calgary. Call the City line to register a complaint.

Question from the floor: What about the weeds around the steps that runs up the hill from Springbank Way? Who is responsible for that? This is likely a City issue. The City does not like us doing anything with herbicide. The band is within our area, so it should be ours. We will check with City.

Question from the floor: What about wall with plantings growing in it (north of Springbank Way)? That is the City's responsibility because that is actually part of High Gate and since High Gate does not have a homeowners association, it has reverted to the city and they look after it.

Question from the floor: What about the flag poles in the traffic circles that were destroyed? We are responsible for them and they cost \$2000 each. Currently we can not afford to replace them. The first pole was taken out with no one noticing. The second pole was taken out, police and ambulance was involved. We should be able to recover against insurance for that one.

Question from the floor: What about snow removal? We are responsible for removing the snow from the park pathways. The landscaper clears the boulevard paths because he needs a way to move his machines from one end of the park to the other. It is easier for him to clear than to load and unload his equipment.

b. City Report

We were able to get new equipment for the tot lots, three pieces in each.

We were able to get a CFAP grant to cover the installation and cost of equipment. It was a very long and drawn out process.

Thought it might be a good idea to get a couple of message boards. Will look into it.

Trees – The city says that they will eventually replace. It would be nice to be able to plant our own trees, but currently we can afford to do this.

Was also able to get the city to install two new park benches at the tot lots and top up mulch in gardens for free.

There were no issues with the irrigation system this year. In past years we have had to get them repaired by city, which they bill us for. (reduce our grant)

c. Fee Increase

Homeowners will ask why the board is putting fees up if the landscaper is holding costs this year. Simple answer is we have no reserve fund to repair fence or signs should they require maintenance. We need to establish a reserve fund because they will require maintenance down the road. The board is thinking \$50.00 per house and \$25.00 per condo. If everybody paid the fees, we would have enough to cover quote for painting the perimeter fence. (\$20,000.00 to \$24,000.00). These quotes do not cover the cost of water to power wash the fence either. This will be addressed when we decide to paint the fence.

We will provide a more detailed explanation when we bill the 2007 fees.

Motion to adjourn meeting

**Motion:** Joanne McKenzie-Hicks    **Seconded:** Rob Anderson    Carried

Meeting adjourned 8:47 pm

