

2012 Annual General Meeting of the Springborough Residents Association

Date: April 17, 2012 @ Valleyview Church 7:07pm

Board Members Present: Fiona, Glen, Michael, Penny, Julie, Cathie

Board Members Absent: Dave M., Dave P, Shaila, Bernice

Agenda:

Proxy Certification

- 11 in attendance including board members
- 47 Proxy
- Total of 58 residences represented – quorum achieved
- Chairperson appointed for the meeting: Michael Hoffman

Motions

- To accept the notice for the AGM - Glen, Seconded by Fiona. **Approved**
- To approve the agenda - Cathie, Seconded by Penny. **Approved**
- To approve the minutes for the 2011 AGM - Fiona, Seconded by Glen. **Approved**

Mandate for the Residents Association

- Reviewed the mandate of the Springborough Residents Association (SRA) mandate

Key Initiatives and Community Involvement

- Interaction with Springbank Hill Community Association (SBHCA), Ernest Manning High School (EMS), and Ambrose University College
- Snow removal
- Graffiti control and illegal signage
- Emphasis on default fee collection

Financial Report

- Resident fees, Ambrose donation (\$1K), collection costs - revenue was ~\$58K
- Expenses with landscaping, snow removal, graffiti control – costs ~\$50K
- Assets, Cash \$22K bulk in term deposits
- Motion to approve the 2011 financials - Cathie, Seconded by Lena. **Approved.**

Residential Fees

- Due June 29 each year uncollected have 18% annual rate, also any incurred costs in retrieving fees are paid by the homeowner
- For 2011 87% recovered fees (very good compared to most communities). West 69th (70%) College Gate (100% - since the fee is added into their condo fees) and Detached homes 90%. Total uncollected for 2011 was \$6125.

- Covering prior years we have 74 arrears owing \$24,226 in unpaid fees and interest. 18 of these are properties that have missed more than 5 years.
- Board has approved a new approach for collecting fees. January first invoice, March reminder with AGM notice. July a 'Past Due' sent if no response, file passed to SRA legal counsel for foreclosure proceedings. Legal cost is passed onto the homeowner.
- Question around the way this letter of foreclosure would arrive and it would be done via registered mail.
- Support from residents in attendance for the new fee collection plan

Landscaping

- Contracted ULS, despite the issues from 2010. Issues occurred again in 2011 so the decision was made to terminate the contract with them.
- Weed control added in 2011
- Snow removal was also added, contracted the work to Arbutus. Great, positive experience and feed back from community.
- Comment on snow removal was the wear on the lawns. Glen to mention this to Arbutus. Most likely this was from the city.
- 2012 - we have contracted the summer work to Arbutus. Got quotes from 4 providers and went with Arbutus. Scope to include trees, flowers, weeds, blvds and parkette area.
- 2012/13 snow removal likely so long as quote is reasonable again.
- Question regarding burned out street lights. Fiona mentioning that the City is responsible, and can be addressed by calling 311.

Graffiti and Illegal Sign control

- Cathie and husband Bruce have for several years toured the community and taken care of removing the illegal signs and working on the graffiti they find. She calls 311 to get things addressed of large sizes. Once this year the sound barrier wall on the home side received graffiti city would not clean this so the community funds cleaned this up, lead by Cathie.

Other Initiatives

- Update on community entrance signs, flags on the Boulevards and a notice board, additional benches and garbage bins at the park; initiative led by SBHCA with input from SRA.
- Continue working with SBHCA and the City on parking and traffic concerns.
- HOA website and paying fees by PayPal planned for 2012.

2012 Budget

- Revenue \$75K
- Expenses \$75K
 - Landscaping \$42K
 - Snow removal \$12.5K
 - Reserves \$5K
 - Legal Fees Outlay \$5K
 - Other Operating and Administrative Costs \$10.5K
- Motion to accept budget- Alex, Seconded by Paul. **Approved**

Elections of the Board

- No new nominations for 2012, 8 Board members from 2011 to serve again.
- Board of Directors for 2012
 - Fiona Christiaansen
 - Glen Ellis
 - Michael Hoffman
 - Cathie Mahon
 - Dave Petkau
 - Julie Sutherland
 - Bernice Thomas
 - Penny Tutt

- motion to approve the board of directors - Fiona, Seconded by Paul. **Approved**

Motion to Adjourn

Cathie, Seconded by Julie. **Approved.**

Meeting adjourned at 7:58pm