

## Board Meeting Agenda

September 8, 2021

St. Thomas More Church

7:00 - 8:30 p.m.

1. Call to Order - Leon @ 7:05pm
2. Acknowledgement of Proxies – A quorum of 18 owners was established with 28 others represented by proxies. Motion moved by Bill, seconded by Keray Henke; motion carried
3. Approval of 2019 AGM Minutes - Motion moved by Bill, seconded by Keray Henke; motion carried
4. President's Report – Review of 2019 and 2020 Activities – Leon Pfeiffer

COVID-19 hampered our ability to function as we did in previous years. The fence maintenance program did continue but the fence contractor who has been fairly reliable in previous years starting to fall behind on the fence maintenance program, and as a result, the work was not completed. But the contractor was only paid for the work completed. We are currently seeking bids for a new fence maintenance contractor.

A reminder to homeowners that the Board is not to be considered policemen. Due to limited resources and time constraints as well as lack of volunteers, we can only react to concerns as they arise. One concern was the condition and the maintenance of the boulevards. We are limited in what we can do given that these boulevards are the city's property. We are not allowed to spray chemicals or maintain these boulevards. We have applied pressure on the city to maintain them with limited success but we will continue to apply pressure.

Regarding the affordable housing development in Henderson Park. Tim Cartmell did a webinar for the community to answer questions and concerns. There are no certainties around the specifics of this project. As we hear more, we will update the homeowners.

### 5. Treasurer's Report – 2019 – Ralph Bullis

From audited 2019 statement of financial position handout

- Revenues: \$45,391
- Budget: \$45,375
- Variance: \$16
- If we collected all HOA fees of \$175 on 265 properties, the total amount would come to \$46,375. There were 3 homes that necessitated legal fees to put liens on these homes due to non-payment.
- We are allowed to maintain the area around the tower as ERHA pays taxes on it, as opposed to the boulevards which we don't. City officials acknowledged this when Ralph clarified it to them. The utilities (Epcor) expense covers the lighting at the gates and the tower.
- Budget for 2020:
  - Increased provision for the following: \$3,000 for ground maintenance, \$500 for insurance, \$100 for utilities, \$3,500 for webpage services/development.
- Motion was made by Bill Teeple to approve 2019 financials and 2020 budget. Nancy Muzyka seconded. Carried.

### 6. Treasurer's Report – 2020 – Ralph Bullis

From audited 2020 statement of financial position handout

- Revenues: \$46,103
- Budget: \$46,875
- Variance: \$728
- Repair and maintenance: required to up-keep perimeter fences. Regarding the fence between Eagle Ridge Point and Eagle Ridge Place, ERHA is responsible for the painting but both Eagle Ridge Place and Eagle Ridge Point are responsible for replacement of materials. ERHA portion paid was \$8,677.
- Budget for 2021:
  - Increased provision for the following: \$700 for meetings
  - Webpage services: budget for 2021 increased to \$10,000 due to increased costs in this area.
  - Fence work: may need an additional \$2,000 to finish last year's work
  - Reserve Fund: open discussion from the floor – Luther Haave and Greg Olson mentioned we need to get a new engineering study done which can take into account the years' worth of annual fence maintenance, which the current study/report (and current engineering firm) does not take into account. Looking for a new engineering firm to do a new study.  
Riad agreed with this strategy as ERHA is not getting the benefit from costs incurred to maintain the fences. The reserve fund study assumes a replacement value with zero maintenance. The goal of the new study should quantify the maintenance performed over the years and readjust the figures regarding costs and replacement timelines (life expectancies) with respect to these assets. Then we can budget appropriately for any shortfalls or surpluses.
    - Timeline for this item most likely aiming for 2022 hence will be in 2022 budget.
- Motion was made by Keray Henke to approve 2020 financials and 2021 budget. Greg Olson seconded. Carried.

### 7. New Business: No new business

### 8. Board Nominations and Election

- Bill Teeple nominated Bob Butler. Bob accepted.
- Bill Teeple nominated Nancy Muzyka. Nancy accepted.
- Leon Pfeiffer nominated Greg Olson. Greg accepted.
- Nancy Muzyka nominated Doug Lewis. Bill Teeple accepted in Doug's absence.
- Ralph Bullis nominated Jamie Ludwig. Jamie accepted.
- Luther Haave nominated Bill Scot. Bill Accepted.
- Jamie Ludwig nominated Leon Pfeiffer. Leon accepted.
- Leon nominated Ralph Bullis. Ralph accepted.

Luther Haave, Riad Assaf, and Bill Teeple have decided to not let their names stand for re-election.

Since the above accepted nominations amounted to 8 and the maximum board members allowed is 7, Greg Olson suggested that Ralph Bullis act as an advisor to the Board as opposed to an executive member. This will allow Ralph to help transition the Treasurer duties to the new Treasurer. Ralph accepted.

As it stands, the nominations are:

- Bob Butler
- Nancy Muzyka
- Greg Olson
- Doug Lewis
- Jamie Ludwig
- Bill Scot
- Leon Pfeiffer

Bill Teeple motioned to accept nominations. Jamie Ludwig accepted. Carried.

### 9. Bill Teeple motioned to adjourn. Jamie Ludwig seconded.

Adjournment @ 8:10 pm