

AGM Meeting

Wednesday, May 13, 2015

Riverbend Edmonton Public Library
7:00 p.m

Board Members: Ralph Bullis (Treasurer/Acting Chair), Terri Biasini (Administrator), Bill Teeple (Member at Large), Nancy Muzyka (Secretary)

Regrets: Sheyleen Pfeiffer - President

1. **Call to Order** at 1904h

2. **Acknowledgement of Proxies**

A quorum of 11 owners was established with 12 others represented by proxy.

3. **Approval of 2014 AGM Minutes**

No errors or omissions noted. Leon moved to accept Minutes as circulated. Terri seconded.

4. **President's Report – Review of 2014 Activities**

Ralph provided the report from Sheyleen.

The past year has been a busy one for the 5 members of the Board. Regular Board meetings have been held and minutes posted to the ERHA website.

Fence repair and painting was the largest project undertaken by the Board last summer and will continue this year. Hundreds of boards were replaced due to rot (snow accumulation) plus landscaping by some homeowners. Build up of landscaping material (dirt, rock, plants, boards) has lead to an increase in fence damage. Homeowners are reminded to keep landscaping material away from the fence to prolong the life expectancy. The Board maintains perimeter fencing but the homeowner must maintain homeowner fence. Perimeter refers to: fencing on Rabbit Hill Road, Riverbend Road and Henderson Park and the walkways. This DOES NOT include interior corner lot fencing. We will also be examining the brick posts and ensuring maintenance.

The Board is looking at replacing fence caps to prolong the life of fence.

Landscaping of two islands on Heacock was done as part of the previous Board mandate to clean up the islands. The remaining will have wood chips replaced with new material this summer and dead trees will be removed. It is noted that the islands are NOT the responsibility of the HOA, but the City does not see these as a priority and so will not clean them up or care for them routinely. Two more on Hefferman will be completed this year.

Entrance Gates – Brass lettering was stolen in October 2014 from 3 gates. The lettering will be replaced this summer and the Board is working with the insurance company on this.

Board issued several newsletters over the course of last year to increase communication and heighten community awareness to all Home Owners. By-laws and architectural guidelines were addressed as well as various city projects (Terwillegar Dog Park bridge and boat launch and new trail system, winter parking bans and Henderson Park school surplus site). ***The newsletters will continue to be available on the ERHA website.*** Many homes don't possess a mailbox, so we are moving to a website-only distribution unless an individual homeowner requests a hard copy either from a Board member or through the ERHA website.

The Board also received requests on **solar paneling**. A solar panel installed on the roof and parallel to the roofline would be the least offensive in terms of visual effect. The appearance would be similar to a skylight. If the panels were to cover a limited amount of roof, say 50%, that would lessen the visual impact as well. What should be avoided are installations that stand up like an "N" or "M", especially on the roof but also in backyards.

If you are considering solar panels as an effective means of producing economical, reliable power on a continuing basis, it has been suggested that the following points should be passed on to prospective installers:

- Solar panels do not work efficiently, if at all, when covered by dust, moisture or snow. So, during snowy months (all 10 of them, apparently) a solar panel would have to be cleaned fairly often to have any effectiveness at all. Even small amounts of contamination reduce the effectiveness of a panel to zero.
- Solar panels degenerate over time and have an effective life of about 20 years. As they age their efficiency degrades to the point that after about half their expected life they produce significantly less power.
- Although the price of solar panels and their installation is coming down, the cost of a home installation will take a significant amount of time to pay for itself.
- Because solar panels continue to produce electricity when they are clean and the sun is shining, there have been situations where, for safety concerns, fire fighters have been unable to get to the panels if they are located in close proximity to flames. This effectively means that the fire fighters have to stand back and let things go.
- Although proper installations can mitigate any errant reflections, solar panels have been known to produce nasty glares similar to sunlight reflecting off large windows. This can be uncomfortable for neighbors.

A homeowner considering solar panel installation MUST have written permission from the Board. Comprehensive details of installation plan and design must be presented and approved.

We continue to receive complaints from homeowners regarding sump pump drainage into common areas and sidewalks. It is a *City bylaw that prohibits the drainage of sump pumps on to common areas and sidewalks*. The Board also receives complaints regarding boat and trailer parking on driveways and in front of houses. Please review the ERHA guidelines with regards to these issues.

The Board received several complaints about signs posted on perimeter fencing during the previous election. The restrictive covenants do not permit signage posted on perimeter fencing, as the ERHA Home Owner's Association owns it. The covenants dictate signage of any type on lawns is not permitted, except For Sale signs. However, as a Board, we would not enforce the issue with people putting short-term political signage on their lawn. **No signage is permitted on the perimeter fencing.** We do not want to identify the Board with a specific candidate and wish all political candidates good luck

Henderson Park school surplus site. A sign has been posted concerning the proposed development. At this time, no one is sure what this development will look like, but the ACT for Community Group is meeting with the new Minister of Infrastructure to discuss.

Leon indicated that he would be attending a meeting initiated by ACT for Community with the new Minister of Municipal Affairs in regards to this issue. ACT for Community has raised approximately \$25,000 to pursue legal options against the City and Province with the suggestion that the land was gained illegally. Homeowners can donate to ACT for Community.

www.facebook.com/ACTforC#BAE251

5. **Treasurer's Report:**

Ralph provided a review of the audited statements (available online at ERHA website).

Ralph presented the Budget for 2015. Leon made a motion to accept the Budget as presented. Louie seconded. Carried.

6. **New Business**

Concerns were expressed regarding the snow removal and damage to the islands in the cul de sac. The work that has been done is disappointing. A letter will be sent by the President to the City from the Board in regards to poor workmanship.

Outstanding fees: One from 2014. Twenty from 2014.

E-transfers: 19 paid using e-transfer. We hope to see an increase in this method of payment next year.

Kim requested that more detail on issues discussed at Board meetings be provided in Board Minutes. Noted.

7. **Board Nominations and Election**

The ERHA allows for a Board of 7.

The existing Board members have all agreed to continue.

Leon Pfeiffer nominated by Peggy Hryniowski. Bill seconded.

Bing Guo nominated by Kim Pawluk. Peggy seconded.

Unanimously approved.

8. **Adjournment**

Peggy moved that meeting be adjourned at 2020h. Bill seconded.

Nancy Muzyka
Secretary