

DRAFT - NOT YET APPROVED (Will be presented for approval at AGM in spring 2024)

**Eagle Ridge Homeowner's Association
2022 Annual General Meeting**

**Wednesday June 21, 2023
Ridge Community League Building, Haddow Park
7:00 - 8:30 pm**

1. Call to order - 7:10 pm by Leon Pfeiffer.
2. Approval of Agenda - Motion moved by Gary Biasini, seconded by Bob Forgie; motion carried.
3. Acknowledgement of Proxies and Attendees - 17 homeowners represented in person and 24 proxies verified - Motion moved by Nancy Muzyka, Stephen Seewald seconded; motion carried.
4. Approval of 2021 AGM Minutes - Motion moved by Cathy Fuhr, Nancy Muzyka seconded; motion carried.
5. President's Report - Review of 2022 Activities - Leon Pfeiffer.
 - Annual due increase in 2023 due to increasing maintenance costs and may be increased in future
 - Fence maintenance challenges
 - Landscaping improvements and the efforts to pressure the City of Edmonton to maintain their assets in our community
 - Clock tower repair
 - Surplus school site at Henderson Park update
 - City of Edmonton Zoning Bylaw Initiative - residents encouraged to write their MLA and the Mayor of Edmonton to express their concerns about this re-zoning
 - ERHA board members need continued support from residents
6. Treasurer's Report 2022 / Proposed Budget for 2023 / Reserve Fund Update - Nancy Muzyka.
 - Budget for 2023 of \$58,850 (without Reserve Fund Allocation)
 - Increased annual dues nets revenue of \$66,250 (no longer hand delivering repeat invoices or reminders due to safety concerns). Based on outcome of Reserve Fund Study it is likely we are underfunded in the Common Reserve Fund.

- Five homeowners remain outstanding for payment of Annual Dues. Reminder letters have been sent out. If payment is not received, the delinquent accounts will be referred to legal for collection.
- Ground Maintenance - \$18,000 - replaced a tree at Henderson entrance and dead shrubbery at Eagle Ridge Place. Secured a contract for services at the same price as 2022 but cost of plants has risen considerably.
- Tower Repair and Maintenance - \$1000 budgeted - Flashing and silicone installed between the footing of the tower and sidewalk due to water seepage and concrete breakdown, as well as 2 posts on Rabbit Hill Road and Riverbend Road had repairs in May 2023. Cost was \$2625 making that an over-budget item for 2023.
- Lighting - Not replacing the Tower base fixtures which would likely cost \$5000 - \$8000. Will continue to maintain large flood lights that run on timers. Fixtures at entrances to Heffernan and Henderson and Riverbend Road and Rabbit Hill Road have had LED bulbs replaced as needed.
- Fence Repair and Maintenance - 2022 was over budget by \$10,873 due in part to little being done in 2021 with Covid difficulties - which allowed for some room in the budget. Homeowners that share perimeter fence are reminded to stain their side of the fence to increase the longevity of boards and posts saving ERHA costs for all.
- Reserve Fund Study - looking again for a company willing to perform the study for manpower issues - Not sure we can still get it done for the previously budget \$2500 but hoping for a reasonable cost.
- Allocation to Reserve Fund - 2022 contributed \$5000 to CRF - not reflected in the 2022 budget due to banking issues. Bank did not complete paperwork for GIC until January 2023. The 2023 Budget targets a contribution of \$9400.
- Insurance - currently reviewing the ERHA insurance - significant line increase over the past few years - cyber security a major influence - currently line item is \$5436 but hoping the review might decrease this item amount.
- Banking - moved banking to TD Bank for operating accounts after many challenges with previous bank. GIC's continue to be managed through Scotiabank and maturing GIC's so far have been renewed there. We solicit rates from other providers as each matures.
- Internet/Web page - Budget of \$10,000 carried over from 2021. Vitoria Dias.Creative Design won the bid after our vision was presented to several website developers. New website launched in December 2022 with invitation to sign up sent to all homeowners. Repeat invitations have been sent to all homeowners who have provided an email address. Approximately 60% have availed themselves of the opportunity. General website viewable by anyone but specific sections are only viewable by

registered owners. Easy to navigate site with information and updates, links to outside agencies - a bulletin board feature where homeowners can post lost and found items, advertise a garage sale, advertise a service, etc. Newsletters, bylaws, architectural guidelines and so much more to see. Vitoria Dias.Creative Design will continue to provide website management on a monthly contract.

- Newsletters - due to increased costs for printing and distribution (ERHA Board members will no longer go door-to-door due to safety concerns) the newsletters will only be available on the website. Notification will be sent to all email addresses when a new one is posted to the site.
- Invoices for 2024 annual dues will be issued by December 1 with payment due January 1. Late penalties apply as per the bylaws. Our fiscal year is January 1 - December 31.
- Reserve Fund held value of \$252,817 at year end December 31, 2021.
- Budget expenses for 2022 were projected to be \$57,250. Actual was \$63,222.
- Motion to accept the Treasurer's Report and Proposed Budget made by Bob Forgie, seconded by Cathy Fuhr; carried.

7. New Business

- Cathy Fuhr did a presentation about the cost of replacing the seasonal lighting on the 4 trees at the entrance to Eagle Ridge at Riverbend Road and Henderson Street. 4 vendors consulted - commercial lighting vs retail consumer lighting quality. Discussion. Motion to proceed to replace the lighting with a budget of \$7500 by Bob Forgie, seconded by Peggy Hryniowski; motion carried.
- Neighbourhood watch - 25 signatures needed to support the plan to have Neighborhood Watch street signs placed in the Eagle Ridge area
- Neighborhood Watch - Block Party for ERHA and neighbouring communities is in the planning stages for late August.
- Old bus loop on Rabbit Hill Road - members would like to see some sort of landscaping done on this plot of land. It is City of Edmonton property and undertaking a landscaping project by ERHA may not be feasible. There are no nearby facilities for watering. Residents will continue to press the City to address this space.
- Jim Bradshaw, Ridge Community League President did a presentation about their Garden Committee and the garden boxes placed in Haddow and Henderson Parks last year and this year - Their community league is applying for grants that match their fundraising efforts to build permanent gardens in the future.
- The issue of unkempt yards, multiple vehicles on driveways and abuse of street parking were discussed. All homeowners are reminded of the Restrictive Covenants and Architectural Guidelines that pertain to these

issues. Homeowners are encouraged to talk to their neighbours with regards to concerns and, if needed, contact Bylaw for issues that may need to be addressed by the City of Edmonton. The Board will send letters to offending homeowners if Restrictive Covenant or Architectural Guideline infractions are reported. Homeowners are reminded that there is a mechanism for issuing fines in the Bylaws of ERHA.

- Concerns were expressed about the state of the medians and some of the islands within cul de sacs throughout the development. A request was made to have our landscaping company undertake the maintenance of these. The Board will seek a quote, however, it is noted that there are not funds in this budget to absorb additional costs for 2023.
- A suggestion was also made to create a “garden/grounds committee” to look after these spaces. The Board does not have the manpower to facilitate this but encourages any homeowners to reach out and we will be happy to advertise on the website for interested helpers.

8. Board Nominations and Election

- Hali Kaur has decided to step down leaving one vacant spot to fill to total 7 board members.
- Leon Pfeiffer, Doug Lewis, Nancy Muzyka, Gary Biasini, Bill Teeple, Cathy Fuhr have agreed to stay on. Bob Forgie agreed to allow his name to be put forward.
- Motion to approve acclimation of Bob Forgie moved by Leon Pfeiffer, seconded by Nancy Muzyka, carried.

9. Adjournment - Motion to adjourn moved by Gary Krutzfeldt, seconded by Steve Seewald; motion carried. 8:25 pm.