

PROCEEDINGS/SCRIPT FOR THE ANNUAL GENERAL MEETING OF
COUGAR RIDGE RESIDENTS ASSOCIATION
OCTOBER 20, 2015, 7:00 PM

CALL TO ORDER:

Meeting called to order at 7:10 p.m. by Nathalie Skyrie from Accredited Condominium Management Services (ACMS). Upon motion duly made by Natacha Welsh and seconded by Andrew Kortas, it was unanimously resolved to allow Nathalie Skyrie, ACMS representative, to chair the meeting. **Motion carried.**

INTRODUCTIONS:

Board of Directors: John Millington – not in attendance
Natacha Welsh
Chris Tattrie
Kelly Smith
Brian Bull
Rahul Swarnkar – not in attendance
Harvey Moore
Harry Maylor
Gala Pimienta
Andrew Kortas

Nathalie Skyrie, ACMS representative.

The minutes of the meeting will be taken by the Secretary of the Board of Directors, Natacha Welsh.

We have a few housekeeping items to take care of; in order to proceed quickly and address all topics, we request that:

- Attendees hold their questions until New Business
- All questions must be preceded by owner's address
- All questions addressed should be one topic at a time, please do not jump around between topics
- We ask participants not to interrupt the speakers

CALLING OF ROLL AND CERTIFYING PROXIES:

Nathalie Skyrie, Condominium Consultant with ACMS, advised that the meeting did not meet the quorum requirement set forth for this Residents Association. According to Article 12 quorum is 10% of the Members either personally present or represented by proxy. This represents 152 Owners.

If quorum is not established, a motion can be requested from the floor to proceed with the meeting and ACMS to send the AGM draft minutes to all Owners; if within thirty (30) days there are no objections received from the Owners, the meeting of October 20, 2015 will be considered dully convened.

18 Units were represented by the personal appearance thereof

12 Units were represented by proxy

A total of **30** Units were represented. Quorum is 10 % **152** units.

NOTICE OF MEETING:

Alfred, Owner of 174 Cougarstone Close SW confirmed that the following Notice of the Annual Meeting dated September 30, 2015 had been mailed to each Unit Owner, in compliance with the requirement of time specified in the Bylaws of the Corporation:

TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE COUGAR RIDGE RESIDENTS ASSOCIATION WILL BE HELD AT THE WALDORF SCHOOL, 515 COUGAR RIDGE DRIVE SW, CALGARY, AB ON OCTOBER 20, 2015 COMMENCING AT 7:00 PM.

DISPOSAL OF MINUTES OF LAST AGM HELD ON OCTOBER 14, 2014:

UPON MOTION DULY MADE BY 152 Cougarstone Common SW, AND SECONDED BY 98 Cougarstone Court SW, IT WAS UNANIMOUSLY RESOLVED THAT that the minutes of the last Annual General Meeting be adopted as circulated. **Motion Carried**

REPORT OF OFFICERS AND COMMITTEES:

Reported by Brian Bull and Natacha Welsh

FINANCIAL REPORT:

Audit is conducted every three years.

A copy of the unaudited financial statement for the fiscal year ended December 31, 2014 was included with the AGM package. Brian Bull, the treasurer of the Board of Directors, highlighted the most important financial aspects. There were no questions.

APPOINTMENT OF AUDITORS:

UPON MOTION DULY MADE BY 112 Cougarstone Common AND SECONDED BY 95 Cougar Ridge Heights, IT WAS UNANIMOUSLY RESOLVED THAT the appointment of Auditors be left to the discretion of the incoming Board of Directors. **Motion Carried**

AGENDA OF MEETING:

A motion was requested from the floor to move the Resignation of the Board on the Agenda and to proceed with Unfinished Business and New Business.

2014-2015 CRRA Board members resigned from their positions on the Board.

ELECTION OF BOARD OF DIRECTORS:

We would like to thank the outgoing Board at this time for their hard work and efforts to the property over the past year. The current Board of Directors resigned.

“Unless otherwise determined by a general meeting, the number of Directors shall not be less than three (3), or more than ten (10).” (Article 28)

UPON MOTION DULY MADE IT WAS UNANIMOUSLY RESOLVED that the Board be comprised of 10 Owners until the next AGM. **Motion Carried**

There were 10 positions vacant on the Board.

The floor is now open to Owners to nominate their neighbours or for those willing to stand on the board to volunteer.

NOMINEES

VOLUNTEERED / NOMINATED BY

Kelly Smith, offered to run again	Volunteered
Harvey Moore, offered to run again	Volunteered
Brien Bull, offered to run again	Volunteered
Natacha Welsh, offered to run again	Volunteered
Gala Pimienta, offered to run again	Volunteered
Chris Yeremiy, new	Volunteered
Andrea Hanley, new	Volunteered

No other residents were willing to stand/volunteer for the CRRA board of directors. No residents were nominated.

Cease Nominations

UPON MOTION DULY MADE BY Natacha Welsh AND SECONDED BY Chris Yeremiy IT WAS UNANIMOUSLY RESOLVED THAT nominations cease. **Motion Carried**

New Board

The following owners have been elected (acclaimed) to the Board of Directors until the next AGM, in 2016. Date TBD, likely October 2016.

1. Kelly Smith
2. Harvey Moore
3. Brian Bull
4. Natacha Welsh
5. Gala Pimienta
6. Chris Yeremiy
7. Andrea Hanley

New Board to meet in November 2016. Date to be determined and communicated to new Board members.

UNFINISHED BUSINESS:

We need to ask the Ownership if there is any business arising from previous year AGM.

No unfinished business from last year's AGM was discussed.

NEW BUSINESS / QUESTIONS PERIOD

At this time, we will take items from the floor that owners wish to discuss. Please ensure you list your name and your address for the minute taker to take accurate notes.

Discussed the possibility of always incorporating new initiatives.

- 51 Cougarstone Landing – traffic issues. Board can communicate issues/concerns on their behalf, but this falls outside the CRRA mandate. Call 311 and the WSCR community association. Intersection Old Banff Coach Rd and Cougar Ridge drive a concern.
- 112 Cougarstone Common and 108 Cougarstone Common: extra development south of Old Banff Coach Rd causing increased traffic volumes. Consider solar walkway signage. Purchase traffic lights? This would be a city issue, could liaise with WSCR. Again best point of contact is the City of Calgary, contact 311 by phone or online.
- 5 Cougar Ridge Cove: snow removal – this is a city responsibility. Cost prohibitive for the CRRA to take over management of the green spaces.
- 152 Cougarstone Common: Tree initiative for behind Burnco. Falls outside board mandate and outside CRRA boundary. Liability issue for CRRA. Encourage residents to join the board if passionate about this. CRRA can support the initiative but can't accept responsibility or liability. Outside our boards. Everyone agrees this would benefit homes backing onto ring road/Burnco and would reduce noise and dust/pollution. 112 Cougarstone Common and 108 Cougarstone Common in agreement. Decreased air quality due to dust from work at Burnco pit. Tree belt would decrease noise/dust and be more aesthetically pleasing and better for health. 152. The berm is on Alberta land and is behind the future transportation corridor. Homes backing onto the ring road would benefit from tree belt. \$1 licensing fee from province and waived application fee of \$1,500. Chris will continue to investigate with the province. He met with Premier Prentice prior to the 2015 election and had his support for this initiative.
- 68 Cougarstone Common: add decorative lights to boulevards. This would have to go through the city, as we do not have power currently. Also would need to be voted on by new board.
- 47 Cougar Ridge Heights: commented that the community looks more aesthetically pleasing since the CRRA has started landscaping initiatives.
- 226 Cougarstone Circle: asked about the extra cost to email payment for the annual fees. The fee is from the bank directly, not from the CRRA or ACMS.
- Discussed expenditures and number 1 cost is watering.
- 61 Cougarstone Circle: possibility of online payment. Email transfer. Stats show residents pay quicker with online option.

ADJOURNMENT:

There being no further business to discuss, UPON MOTION DULY MADE BY Natacha Welsh, IT WAS RESOLVED THAT the Meeting be adjourned.