

**DRAFT**  
**ROCKY RIDGE RANCH HOMEOWNERS ASSOCIATION**  
1135215 Alberta Society

**AGM MINUTES**

**Rocky Ridge Ranch Centre**  
**Thursday, November 25, 2010**

**Called to order at 7:18 p.m. at the Ranch Centre by Nimrodel Donahue**

**Board Members**

<b>Present:</b>	Nimrodel Donahue	Marguerette Kennedy	Sabina Kobs
	Bently Lowther	Julie Bray	Conrad Savoie
	Marco Hunstad	Karen Portas	Derek Fireman

**Board Members Absent:** Kenny Thompson    Anil Gupta

**Present:** all households (as per attached attendance and Proxy sheets)

**Absent:** as per residence attendance sheets

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**1.0 DECLARATION OF QUORUM** – quorum met as it was the second meeting. (Nov. 19 meeting was rescheduled due to quorum not being met).

**2.0 APPROVAL OF AGENDA AND OTHER BUSINESS**

2.1 Approval as is and no New Business added.

*MOTION: Marguerette Kennedy moved to accept the Agenda as presented seconded by Heather Sutherland (1319). No opposition, motion carried.*

**3.0 APPROVAL OF NOVEMBER 19, 2009 AGM MINUTES**

*MOTION: Marguerette Kennedy moved to accept the meeting minutes as presented seconded by [REDACTED] (1322). No opposition, motion carried.*

**4.0 PRESIDENT'S REPORT** - Nimrodel Donahue, reported on each Committee and the RRRHA as a whole as per attached President's Report.

*MOTION: [REDACTED] (217) moved to accept the president's report as presented seconded by [REDACTED] (69). No opposition, motion carried.*

Discussion:

[REDACTED] (1319) - road closure concerns in terms of extra time, new temple opening and c-train. Small group talking to Alderman Dale Hodges - need numbers to look for a new solution.

[REDACTED] (2071) - went to LRT open house, access is open only to Rocky Ridge and Royal Oak

[REDACTED] (69) - road closure is a problem especially with traffic by co-op, traffic-engineering issue. Traffic act has to be followed but we have people from Cochrane parking in the community.

## 5.0 TREASURER'S REPORT – Derek Fireman reported the following:

5.1 2009 Audited Financial Statements –accounts audited by Meyers Norris Penny LLP, Chartered Accountants, and they reported that the 2009 budget was consistent and that the Board acted responsibly with the RRRHA encumbrance money.

*MOTION: 2071 moved to accept the Financial Audited Report as presented seconded by 1322. No opposition, motion carried.*

### 5.2 2010 Un-audited Financial Statements to September 30, 2010

*MOTION: [REDACTED] (1513) moved to accept the 2010 Un-audited Financial Statements to September 30, 2010 as presented, seconded by [REDACTED] (217). No opposition, motion carried.*

5.2.1.1 Question 1 – [REDACTED] (770) do we have a lot of homeowners not paying their encumbrance fees?

Response 1 – Most have paid, even homeowners that have been behind in payments by a couple years have now paid.

## 6.0 APPOINTMENT OF AUDITORS

*MOTION: [REDACTED] (1376) moved to have Meyers Norris and Penney LLP be appointed as the auditors for 2010 accounting, seconded by Michael Teh (2071). No opposition, motion carried.*

## 7.0 2011 OPERATING BUDGET

*MOTION: [REDACTED] (335) moved to accept the 2010 Operating Budget as amended seconded by Marguerette Kennedy. No opposition, motion carried.*

7.1 Question 1 - [REDACTED] (69) where do the accounting fees of \$43 000 come from?

Response 1 - we bring in more than ½ million dollars through encumbrances. This helps with checks and balances. May or may not use in future as we begin streamlining towards office staff.

Question 2 – What is the statement of changes in net assets?

Response 2 – We will look into that.

Question 3 [REDACTED] (770) Do we insure our reserve fund?

Response 3 - We will look into that but we believe we do.

Question 4 - [REDACTED] (335) Why is there a difference between rental of building and hiring instructors from 2010 budget and 2011 in terms of program expenses being incurred?

Response 4 - Amendment to 2011 Budget: propose a separate line for program expenses of \$18 000, add program revenue to \$30 000 and reduce other revenues to \$10 000

Question 5 - Why are we over in property taxes in 2010 and under in the 2011 budget?

Response 5 - Amendment to change property taxes line to \$19 000 instead of \$17 000.

## 8.0 2010 CAPITAL BUDGET

The President, Nimrodel, explained the purpose of the Capital Budget (to put away a percentage of money as per the Alberta Society Act, for future long term costs such as roofs, equipment, major repairs to the Ranch Centre etc.). Next year the Board was looking to do some work around the building such as trees, amenities, pool house upgrades, and ranch centre steps.

*MOTION: 217 moved to accept the 2011 Capital Budget as presented seconded by [REDACTED] 2071. No opposition, motion carried.*

8.1 Question 1 - [REDACTED] (1513) any consideration to expand the area by the maintenance garage?

Response 1 - we need to get rid of some equipment first.

Question 2 - [REDACTED] (1322), bothered by the trees, wild trees that have not been cut.

Response 2 - some have been cut down, some have suckered, some will eventually disappear and be cut down. Some trees are pruned twice a year.

## 9.0 BYLAW AMENDMENT

*MOTION: Don Hign (1513) moved to omit Rock Lake Estates from all sections of the bylaws therefore taking them out of the bylaws, seconded by L. Burrow (1322). Fourteen for, zero against and one abstained Val Ostopowich (335). Motion carried*

9.1 Question 1 - [REDACTED] (1513) - would Deckert be notified and would City of Calgary development be notified?

Response 1 - Yes we would - make sure all necessary parties were informed.

Question 2 - [REDACTED] How do you provide services to those homes in Rock Lake that are encumbered and versus those not encumbered.

Response 2 - Currently we do not go into Rock Lake but city of Calgary does remove some snow.

Question 3 - Will the residents of Rock Lake that are currently paying encumbrances still be a part of the association?

Response 3 - Any residents who wish to be a part of the association can have their membership grandfathered.

Question 4 - is Rock Lakes membership fees included in the budgeted revenue?

Response 4 - We will look into this.

## 10.0 DIRECTORS FOR 2011

*MOTION: [REDACTED] (2071) moved to set the board of directors to 12, seconded by [REDACTED] (672). Motion carried*

## 11.0 NEW BUSINESS – no new business.

## 12.0 ELECTION OF THE NEW BOARD OF DIRECTORS – the President, Nimrodel Donahue, explained what the Board's responsibilities are, when they meet and how much time per week is required of each Director's time. Stepping down are:

- Derek Fireman
- Nimrodel Donahue

The floor was open to Nominations and the new Board for 2011 was as follows:

- Sabina Kobs
- Marguerette Kennedy
- Derek Fireman
- Anil Gupta
- Marco Hunstad
- Julie Bray
- Kenny Thompson
- Bently Lowther
- Karen Portas
- Conrad Savoie
- Bernie Sheehan
- Jawad Durrani durrani
- Austin Boyle
- Heather Sutherland

*MOTION: [REDACTED] (1376) moved to accept the current nominees as presented, seconded by [REDACTED] (1322). Motion carried*

## 13.0 ADJOURNMENT – the President, Nimrodel Donahue, adjourned the meeting at 8:44pm.

Acting recording secretary: Karen Portas

Addendum:

Responses to questions 7.1:

Question 2: What is the Statement of Changes in Net Assets?

Answer: This represents the history of the profit in the association. It is the Retained Earnings

plus the Capital Reserve Accounts.

Question 3: Are the RRRHA's reserves insured?

Answer: Yes. The RRRHA deals exclusively with ATB Financial. As a provincial Crown Corporation All deposits with ATB Financial are fully guaranteed by the government of Alberta. Please see the attached DepositGuaranteeStmt.pdf.

Responses to questions 9.1:

Question 4: Is Rock Lake's membership fees included in the budgeted revenue?

Answer: It was. With the vote to remove Rock Lake from the RRRHA the budgets have been adjusted accordingly.