



**Annual General Meeting Minutes**  
**Tuesday, February 27, 2024 @ 7:00 – 8:00 pm**  
**Blackfoot Inn, Calgary, AB**

**1. Call to Order**

Terry Chelich called the meeting to order at 6:58pm.

**2. Attendance & Quorum**

Terry Chelich, Ruth Holland-Richardson (recorder), Danny Holland, Hugh Powell, Patty Robertson, Reesa Girvitz, Marianna Slatkovsky, John and Deb Watson, Doug Park, Paul and Hannah were in attendance and Terry had 11 proxy's. Terry declared a quorum.

**3. Proof of Notice of Meeting**

Terry noted that meeting notices had gone out to owners as required by the Bylaws.

**4. Reading and Disposal of any Unapproved Minutes of General Meetings.**

It was brought to Terry's attention by Hugh Powell that the last page of the 2023 minutes was not from that meeting and that the page numbering was incorrect. Terry directed Ruth to amend the minutes and upload them to the website with those corrections. Moved by Hugh Powell, Seconded by Danny Holland. Motion was passed.

**5. President's Message:**

Terry sent out the President's message, along with the other documents for the meeting ahead of time. She asked if there were any questions or comments on the message. There being none, a motion to approve the President's Message as circulated and appended to these minutes was moved by Patty and seconded by John Watson. Motion was passed.

**6. Financial Report and Reserve Fund**

Terry reported \$48,686.07 in the operating fund and \$149,703.17 in the reserve fund. This is tracking correctly. An adapted reserve fund review was done last year because Terry was concerned that the current reserve fund study figures were not going to be sufficient due increasing inflation. This was not an official review, which is why it has not been shared and still needs more work. It did bring to light some issues that need to be dealt with in a new Reserve Fund study. Things that should have been grouped together were not and some things have already been done were still in the study. Terry requested that Hugh Powell work together with her on the existing reserve fund study to review and edit it so that it is updated prior to the new reserve fund study being ordered this year. An item that will need to be moved forward is paving and painting, as there are many areas where the paving is falling off. Another item that Terry is often being asked about is driveway cracks. Terry has spoken to several concrete companies. It is not worth repairing these as they will just crack again due to the clay soil in Calgary. If owners want cracks repaired, this will be at their own expense.



Expenses that we had not budgeted for this year but were necessary were:

A.) Eaves troughs had to be professionally cleaned, particularly the C unit ones. They were full of dirt and other debris, particularly leaves. One unit had a tree growing out of the eaves trough! Ruth had investigated some fixes for this and they will be looked at for future consideration. One of the fixes was new type of vent cover that was slanted and had very small holes, which would not allow dirt to build up and trees to grow.

B.) Vents in the rear of the A&C units were all inspected after an owners sent pictures of bird nests clogging in their rear vents. B unit vents were checked at the same time and any that needed cleaning out or repair were dealt with. Not all vents required servicing and only the ones that did were dealt with.

Both of these items came out of the reserve fund. Terry checked with the appropriate Provincial Government department and with the Reserve Fund auditors to ensure this was allowed. These expenses were not considered operating expenses.

Doug asked about his back door, which sticks very badly and wondered if he could get this repaired and if anyone else had this issue. Terry advised him to go ahead and get it fixed.

Our current landscapers have been providing excellent service. They have done a lot of clean up of messes left by our previous crew. Snow removal was very good. They have also taken on jobs that we previously had to hire others to do, like the water blow outs and sprinkler start up and head repositioning. In the long run, this will save some money. They will be doing spring clean up soon and once this is done and the City does the street sweeping, Terry will arrange for exterior window cleaning.

Terry also noted the increase in our Insurance. There are a limited number of companies in Canada that insure complexes like ours and Terry has done extensive research over the last couple of years trying to find a cheaper alternative with appropriate cover but has not found anyone else.

#### **7. Appointment of Auditors**

Terry asked for a motion to hire the same auditors as were used last year. Deb Watson made this motion, seconded by Reesa Girvitz. Motion was passed by the majority.

#### **8. Resignation of Board of Directors**

The current board stepped down.

#### **9. Election of Board of Directors**

Hugh Powell nominated Terry Chelich, seconded by Patty Robertson. Reesa Girvitz nominated Ruth Holland-Richardson, seconded by Doug Park. Ruth Holland-Richardson nominated James Neale, seconded by John Watson. James was not in attendance but had indicated to Terry that he would stand. These nominations were accepted by the nominees and approved by the owners.



## **10. Unfinished Business**

No unfinished business was brought forward.

## **11. New Business**

### **a.) Solar Panel Installation**

Terry sent out a some information to all owners about solar panels. Although the Board has not received any owner requests for this, it was felt that that may change in the future and a discussion and decision on how to handle these requests should be brought forward. Currently the cost in Alberta is quite prohibitive and the returns are very long term and not particularly high. After discussion, Pal Aggarwal moved that solar panels not be allowed at this time. Motion was seconded by Marianna Slatkovsky. Vote was taken with 10 in favor, no opposed or abstained. Motion was passed.

### **b.) Discussion of Secondary Suites**

Terry pre-circulated to all owners the City of Calgary rules about secondary suites. They are very extensive and there are a lot of rules and hoops to jump through before they can be allowed. Some of the issues raised by SHV owners were noted to be issues with parking, increased noise and the safety of units. One of the requirements is separate access to the suite, and not through the garage. This is not something our units are set up to allow. It was moved by John Watson that SHV not allow secondary suites, and seconded by Pal Aggarwal. Group were unanimously in favor, motion was passed.

### **c.) Discussion of AirBNB or equivalent**

There have been an increase in people offering up their places as airBNBs and there being some major issues. The Board felt a discussion of this should happen so we are prepared if an owner approaches about this. After much discussion, a motion to not allow short term rentals like AirBNBs was brought forward by Patty Robertson and seconded by Reesa Girvitz. Passed unanimously.

## **12. Adjournment**

Terry thanked Doug Park for once again arranging for the free meeting space and supply of coffee and tea for the meeting.

Ruth spoke up to thank Terry for all her hard work this past year. She does a lot in the background that many of us never see, and is very dedicated. Ruth also reminded owners that when Terry sends out emails about contractors coming to do work for us and asking owners to identify issues that these need to be done ahead of time. Going forward if the services of the pest control people or the landscape people is needed outside their regular visits, Terry will facilitate but cost will be the owner responsibility. Meeting was adjourned at 8:02 pm.

Respectfully submitted,  
Ruth Holland-Richardson, Director SHV BOD