

# **ELBOW RIVER ESTATES COMMUNITY ASSOCIATION**

**2019 – 2020 ANNUAL GENERAL MEETING**

**Wednesday July 28<sup>th</sup>, 2021**

**(Delayed due to Covid-19)**

**Glencoe Golf and Country Club**

**Draft Minutes**

# **Elbow River Estates Community Association**

## **2019- 2020 ANNUAL GENERAL MEETING**

Glencoe Golf and Country Club

**Wednesday July 28<sup>th</sup>, 2021 (delayed due to Covid-19)**

Meeting call to order immediately after ERE Cooperative Ltd. Meeting is adjourned.

### **AGENDA**

1. Call to Order
2. Introductions
  - 2.1 Guests
  - 2.2 Board of Directors 2019 - 2020
  - 2.3 Directors having fulfilled their terms
  - 2.4 Directors with one or two years remaining
  - 2.5 New Community Members
- 3 Notice of Meeting
- 4 Acceptance of the Minutes of the December 17<sup>th</sup>, 2019 Annual General Meeting
- 5 Annual General Meeting Presentations and Reports
  - 5.1 Chairman's Report – Gordon Lang
  - 5.2 Treasurer's Report – Michael Zubkow
- 6 Ratification of the Actions of the Board
- 7 Election of New Board Members for the Fiscal Year 2020 - 2021
- 8 Other Business
  - 8.1 Adjoining development on Pointen lands west of ERE
- 9 Adjournment

# **Elbow River Estates Community Association**

## **ANNUAL GENERAL MEETING**

Glencoe Golf and Country Club

Wednesday July 21<sup>st</sup>, 2021

### **1. Call to Order**

The President, Gordon Lang called the meeting to order at 20:00 pm hours.

**Motion:** Moved by Randy Thompson and seconded by Brad Stangeland to accept the agenda as written. **Motion carried.**

### **2. Introductions; Michael Zubkow introduced:**

**2.1 Guests** – no guests present

#### **2.2 Board of Directors 2019 -2020**

Gordon Lang, President

Claudine Tylor, Secretary

Michael Zubkow, Treasurer

Michael Zubkow, Website / Annual Clean Up

Ian Park, Board member

#### **2.3 Directors having fulfilled their term**

Ian Park, Randy Thompson and Michael Zubkow

#### **2.4 Directors with one or two years remaining**

Gordon Lang (one), Claudine Tylor (two)

#### **2.5 Changes in Community Members in the past year**

- Lynsey and Phillip Mincher and their children Libby and Charlotte now reside at 31082 Elbow River Drive formerly the Lakusta residence.
- Goda and Sam Fares and their children Mia, Moe and Medina now reside at 31067 Elbow River Drive formerly the Zubkow vacant lot.
- Johnathan and Lisa Denis now reside in the former Sinclair home at 19 Elbow River Court.

### **3. Notice of Meeting**

In accordance with the by-laws, a notice of the Annual General Meeting was delivered via email on July 18<sup>th</sup>, 2021 to the Membership, stating time and date, ten days in advance. It is required that a

quorum of 1/10 of all registered members be present at the Annual General meeting in order for the election of officers to take place.

**Attendance:** twenty five (25) persons are in attendance representing twenty one (21) lots. Quorum is seven registered members.

On matters to be voted upon the procedure is one vote per lot (members in good standing) and a simple majority of those present will carry the vote.

#### **4. Acceptance of the Minutes of the 2019 Annual General Meeting**

The 2018 AGM was held on December 17<sup>th</sup>, 2019 at the Glencoe Golf and Country Club. Minutes of the meeting were distributed by email on July 28<sup>th</sup>, 2021.

**Motion:** Moved by Phillip Mincher and seconded by Brad Stangeland that the minutes of the December 17<sup>th</sup>, 2019 AGM of the Elbow River Estates (ERE) Community Association be approved as circulated. **Motion carried.**

#### **5. Annual General Meeting Presentations and Reports**

##### **5.1 President's Report – Gordon Lang**

The Board and the Community remain committed to our strong community values and standards making Elbow River Estates one of Calgary's premier acreage communities. Gordon Lang was not present due to illness.

##### **5.2 Treasurer's Report – Michael Zubkow**

All accounts are in order with no outstanding cheques or expenditures for the fiscal year October 1, 2019 to September 30, 2020. Our opening balance for the Community Association at the start of the fiscal was \$2,822.522 whereas our closing balance is \$2,726.03 with total expenditures of \$126.19 as detailed below.

**Motion:** Moved by Phillip Mincher and seconded by Don Dumka that the 2019 - 2020 unaudited financial statements are accepted as presented. **Motion carried unanimously.**

# Elbow River Estates Community Association

## Statement of Financial Position as of September 30, 2020

	Actual 2017- 2018	Actual 2018- 2019	Actual 2019- 2020
Cash - Balance forward	\$6,599.24	\$4,798.41	\$2,852.22
<b>REVENUE</b>			
Transfer from Coop	\$0.00	\$0.00	\$0.00
Coop Loan	\$0.00	\$0.00	\$0.00
TD Bank	\$0.00	\$0.00	(\$23.40)
Carryover - previous fiscal Year	\$0.00	\$0.00	\$0.00
CFEP Grant	\$0.00	\$0.00	\$0.00
Accounts receivable (RV Grant)	\$0.00	\$0.00	\$0.00
Disbursements	(\$1,800.83)	(\$1,946.19)	(\$102.79)
<b>Sub-Total Revenue</b>	<b>\$4,798.41</b>	<b>\$2,852.22</b>	<b>\$2,726.03</b>
<b>EXPENSES</b>			
Grass cutting (\$ 0.00 in 2019) / fencing material	\$750.00	\$278.09	\$102.79
Postage / Office expenses	\$0.00	\$0.00	\$0.00
Maint / misc expense	\$0.00	\$361.91	\$0.00
Spring Clean-Up	\$793.68	\$530.19	\$0.00
Mr. P Potty	\$0.00	\$0.00	\$0.00
Waste removal (Castle Guard)	\$252.00	\$0.00	\$0.00
Professional Fees / Bank Fees	\$5.15	\$0.00	\$0.00
AGM	\$0.00	\$0.00	\$0.00
Other, Website & Sign	\$0.00	\$0.00	\$0.00
Community Centre / Playground Insurance	\$0.00	\$776.00	\$0.00
Acknowledgements	\$0.00	\$0.00	\$0.00
<b>Sub-Total Expenses</b>	<b>\$1,800.83</b>	<b>\$1,946.19</b>	<b>\$102.79</b>

## 6. Ratification of the Actions of the Board

**Motion:** Moved by Brad Stangeland and seconded by Don Dumka that the Membership of the Elbow River Estates Community Association ratify the actions of its Board of Directors for the fiscal year ending September 30, 2020 and other actions up to and including this AGM held July 28<sup>th</sup>, 2021.

**Motion carried unanimously.**

## 7. Election of New Board Members for the 2020 - 2021 Fiscal Year

Our bylaws state that the Board must consist of an odd number of Directors, not fewer than five. The Board has been capped at seven Directors. In Fiscal Year 2019 - 2020, there were five members of the Board of Directors.

**NOTE:** ERE Cooperative Ltd. Board Members have served as ERE Community Association Board in the past. The floor was opened for nominations.

**Motion:** moved by Phillip Mincher and seconded by Randy Thompson that the ERE Cooperative Ltd. Board serve as the ERE Community Association Board. **Motion carried.**

## 8. Other Business

### 8.1 Adjoining development on Pointen lands west of ERE

The Rocky View County notice re the proposed RV Storage development on the Pointen lands was discussed. Consensus at the meeting was that the Board send a letter to Rocky View County objecting to the proposed development given the proximity to the flood plain. Rocky View County notice attached at the end of the minutes.

## 9. Adjournment

**Motion:** Moved by Brad Stangeland and seconded by Angie Hofmeister that the 2020 Annual General Meeting Elbow River Estates Community Association be adjourned. **Motion carried.** The meeting adjourned at 20:40 hours.

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Michael Zubkow, Acting Chair

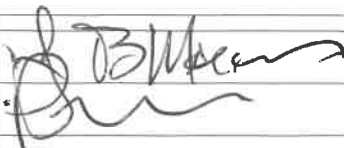






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Claudine Tylor, Acting Secretary

# ELBOW RIVER ESTATES 2020 AGM - Member Sign In July 28, 2021 AGM

LOT #	NAME		
6	Anderson, Carolle		
8	Bogle, John and Rachel		
55	Boros, Andy and Roza		
21	Conway, Trevor and Karen		
28	Cottrell, Kirk and Giselle		
38	Coupland, Dave and Gloria		
1	Culham, Gerry and Diane		
12	Dahl, Dr. Aron and Dianne		
11	Dubienski, Dr. Ralph and Glenda		
19	Dumka, Don and Willa		
41	Duthie, Ian and Linda		
24	Edwards, Fred and Starchuk, Tracy		
69	Fares, Sam and Gada		
9	Fisher, Paul and Seana		
45	Gawrzyjal, Agata		
63	Goswami, Anurag		
49	Gotmy, Sid and Whitworth, Kelley		
48	Harle, Brent and Christine		
35	Haworth, Alex and Amber		
20	Henry, Tom and Joan		
26	Hofmeister, Les and Angela		
54	Horvath, Andor and Maria		
30	Hrudko, Anne		
27	Hudye, Alan and Frances		
4	Korpach, Art and Deborah		
33	Lang, Gordon and Louise		
46	Lazelle, Larry and Laury		
67	Lee, Alfred		
36	MacDonald, Jamie and Jamie		
25	MacIntyre, Ian & Heather Park (daughter)		
37	McGorman, David & Friedland, Dr. Lisa		
5	McLean, Byron and Debbie		
57	McMullen, Dave and Jane		
16	Menzies, Christopher and Lisa		

# ELBOW RIVER ESTATES 2020 AGM - Member Sign In July 28, 2021 AGM

LOT #	NAME		
13	Mercer, Bryan and Coleman, Diane		
34	Mincher, Phillip and Lynsey		
58	Mokly, Romuald and Alicja		
31	Nelson, Irene		
10	Peterson, Brandon and Kristi		
17	Phillipchuk, Matthew and Krista		
65	Samanani, Nashirali and Rose		
70	Sarhan, Jay and Dania		
18	Sawicki, Rudi and Irma		
56	Scheverman, Ruben & Farkas, Eszter		
51	Silvestri, Frank		
42	Denis, Johnathan and Lisa		
50	Sotiropoulos, Louis and Elie		
47	Sotiropoulos, Theodore and Calliope		
3	Southward, Scott and Amber		
7	Stangeland, Brad & Fraser, Jordanna		
22	Strydhorst, Simon and Sonya		
53	Sutherland, Dr. Garnette and Helen		
64	Tang, Ming		
23	Tanguay, Karen and Grose, Ed		
52	Thomassen, Neal and Mary		
29	Thompson, Randy and Tina		
40	Tylor, Lance and Claudine		
44	Van Der Putten, Nettie		
39	Mark, Alex and Neala		
59	Wang, James and Wei Gu		
14	Wash, Dr. Peter and Tara		
43	Wayne, Analea and Dave Glichrist		
2	Weeks, Mark and Brandie		
32	Wilson, Quinn and Naomi		
15	Wood, Gordon and Mona		
66	Zubkow, Michael and Brenda		

Mark, Neala

Mark Mark





# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

Friday, July 16, 2021

**Zubkow, Michael J. & Brenda M.**  
**31079 Elbow River Drive**  
**Calgary, AB T3Z 2T9**

**File Number:** 04710002  
**Application Number:** PL20200006  
**Division:** 2

## TO THE LANDOWNER

Take notice that an application(s) has been received by the Planning and Development Services Department of Rocky View County.

### Where is the land?

Located approximately 0.21 kilometres (1/8 mile) north of Highway 8 and east side of Range Road 33 and approximately 7.2 kilometres west of the City of Calgary.

### What is the applicant proposing?

To redesignate a portion of SW-10-24-03-W05M from Agricultural, General District (A-GEN) to Business, Live-Work District (B-LWK) to accommodate a RV Storage business.

Please see the map attached to this notice for more information.

### How do I comment?

As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning and Development Services Department, Rocky View County - 262075 Rocky View Point, Rocky View County, AB, T4A 0X2.

### PLEASE REPLY PRIOR TO:

**Monday, August 9, 2021**

**County Contact:** Ravi Siddhartha

**E-mail:** RSiddhartha@rockyview.ca

**Phone:** 403.520.1177

### Other application details and notes:

**Applicant(s):** Planning Protocol 3 Inc. (Rodney Potrie)  
**Owner(s):** Vernon F. & Kathi J. Pointen  
**Size:** ± 26.48 hectares (± 65.43 acres)  
**Legal:** Lot 1 Block 1 Plan 1711433, SW-10-24-03-W05M

### Notes:

1. Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.
2. Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.

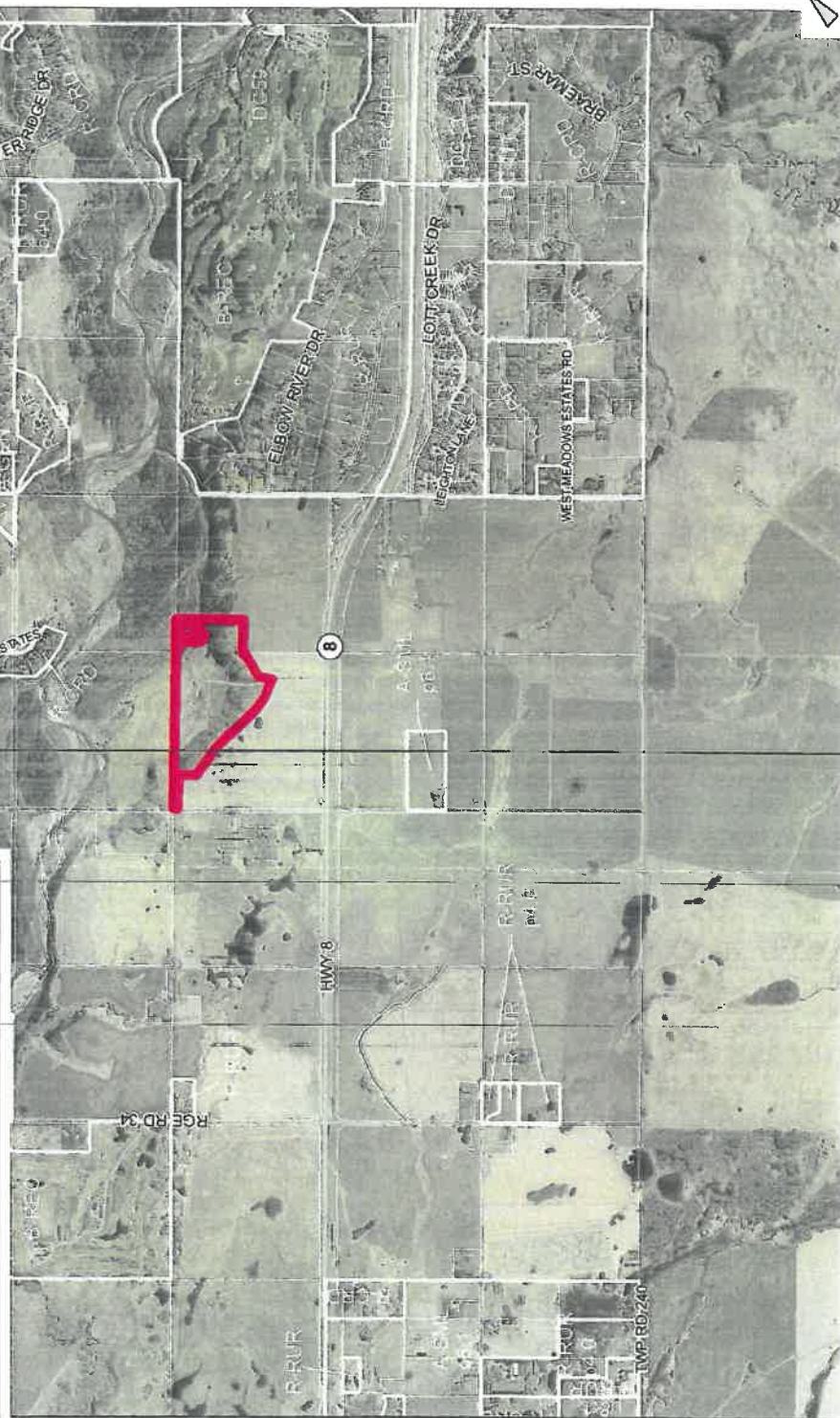
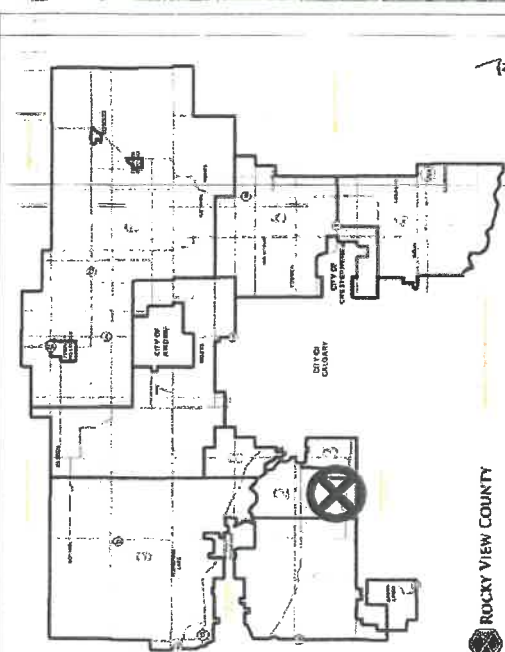


## Location & Context

## Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Business, Live-Work District (B-LWK) to accommodate an RV Storage business.

Division: 2  
Roll: 04710002  
File: PL20200006  
Printed: July 06, 2021  
Legal: Lot:1 Block:1  
Plan:1711433 within SW-10-  
24-03-W05M





## Development Proposal

### Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Business, Live-Work District (B-LWK) to accommodate an RV Storage business.

Division: 2  
Roll: 04710002  
File: PL20200006  
Printed: July 06, 2021  
Legal: Lot:1 Block:1  
Plan: 1711433 within SW-10-24-03-W05M

