

**Terwillegar Park Estates Homeowners Association**  
**Annual General Meeting**  
**September 24, 2022**

**1. Introductions & President's Report - Jeff Battershill**

The meeting was called to order at 10:30 AM by Board President Jeff Battershill.

20 Association Members were present.

Jeff thanked everyone for attending and supporting the Terwillegar Park Estates Homeowners Association.

Key initiatives and activities for the past year included:

- Rhatigan Rd Entrance
  - o The entrance at Rhatigan Rd has been re-landscaped. Thank you to **Gloria Lind, Miep Raedschelders and Sarah Diggle** for their involvement, guidance, and support.
  - o We have a few proposals in place to replace the signage at the entrance that was stolen.
- Ronning Street Park Snowbank Rink
  - o We had another successful year at the snowbank rink due in large part to volunteer **Frank Gregory** and many others helping with the setup, take down and ongoing maintenance and cleaning.
  - o **Adam Carpenter** has volunteered to coordinate the rink build and maintenance this year.
  - o We have applied for a permit from The City to build and operate again this season. We have a permit with EPCOR to hook up to the fire hydrant to flood the ice.
  - o Anyone can use the rink (at their own risk) the Ronning Street Park is a public space.
- Community Events
  - o We had a question about music events in the park (Brass Monkey Arts had previously done music events in the community). Miep Raedschelders said the community league may organize more music events in the future.
  - o TPEHOA is always looking for interest and support from our neighbours to contribute to the neighbourhood. Anyone who wants to take the initiative to create an event or join our board is more than welcome to get in touch with us.
- Communications
  - o We acknowledge the efforts, direction, and guidance of Erin Newell-Lupien on the community website, <https://tpeha.ca/>
- Ronning Street Park Clean Up
  - o Spring Park clean-up and the Best Kept Yard Landscaping Competition organized by **Sarah Diggle**. Many bags of garbage were collected and wheelbarrowed to the street.

- Best Kept Yard Landscaping Competition
  - o **Thank you for your yards and interest. Sarah Diggle** announced the winners of the Best Kept Yard Landscaping Competition:
    - Best Landscaped Yard – 474 Rooney Crescent
    - Best Flowers – 324 Routledge Road
    - Runner Up – 529 Ronning Street
    - Special Mention - 640 Romaniuk – best summer long plant colours
    - Special Mention – 689 – Beautiful Sunflowers
    - Special Mention – 503 Ronning – Beautiful planting
    - Special Mention – 469 - Stunning hydrangeas
    - Special Mention – 440 Rooney Crescent – beautiful grass upkeep!
  - o This year we used yard signs to acknowledge our nominees and winners
  - o We want to give a big thanks to the following nurseries for donating our prizes:
    - Creekside Home and Garden
    - Salisbury Greenhouse
    - Millcreek Nursery

## 2. Treasurer's Report – Ashish Khulbe

A copy of the Homeowners Association's financial statement for the fiscal year May 1, 2021, to April 30, 2022, was reviewed. As of April 30<sup>th</sup> there was \$45,230.80 on deposit in the Association's bank account.

- As of April 30, 2022, there was a cash balance of **\$45,231**. We expect a major cash outflow in the current year with respect to replacing the signage and landscaping at the entry features.
- Membership Fees collected for the year was **\$12,900** vs \$4,257 in the prior year. In 2020 we deferred membership dues due to COVID-19.
- Overall Operating Expenses were \$4,300, which was a decrease of \$3,163. This was owing to a large donation made for the Ronning Street Park redevelopment in the prior year. Also, the insurance premium for 2021-22 was \$1,508, a decrease of \$817. Note that for 2022-23, insurance premium is \$1,894 and an additional premium is expected if we choose to insure the new entry feature signs from theft.
- The net positive cash flow for the year was \$8,600 compared to a deficit of (\$3,206) in the previous year
- Overall, the Homeowners Association is in a strong financial position, with cash reserves being sufficient to meet expected operating expenses and maintenance/replacement costs for the foreseeable future.

A motion to accept the financial report was presented by Erin Newell-Lupien. Seconded by Debbie Vansen. Motion carried.

## 3. Maintenance Report - Jeff Battershill & Sarah Diggle

- Entrance at Rhatigan Rd.  
See update above.
- Best Kept Yard Landscaping Competition
  - o See update above.

#### **4. Membership Report – Harman & Grace Brar**

- Currently we are at 144 paid members for current year. If there is any confusion on whether you paid, please let us know and we can send you a copy of the report.
- Average 10-year average is 140-150 paid memberships, so we are in line with historical averages.
- Our membership is \$100/year and is voluntary
- We have sufficient cash resources to manage expenses with the current membership level

#### **5. Ratification of Board's Activities – Jeff Battershill**

- A motion to accept the activities of the Board was presented by Colleen Stratton. Seconded by Terri Gregory. Motion carried.

#### **6. New Business**

- Ronning Street Park Snowbank Rink
  - The application to obtain a License Agreement with The City for erecting and operating a snowbank skating rink was submitted on June 5, 2022. The HOA is responsible for repairing any damage to the turf/sod. An industrial size sprinkler and hose connection was purchased, and the sod roto-raked in the Spring. Applications of fertilizer, overseeding and watering restored the sod.
- Sign Replacement at Rhatigan Road Entrance
  - General discussion regarding replacing the signage stolen from the brick walls at the entrance and initial cost estimates. Discussed different options including engraved boulders, aluminum, and bronze sign options.
  - To prevent the signage being stolen again, the new signs will be made of a less-expensive aluminum material. The new signs will be painted black, and flush-mounted so is more difficult to pull them off. To replace with aluminum and painted black for two signs is approximately \$9,000.
  - Insurance coverage will be added with our existing insurer and is in addition to this cost.
  - There was consensus is to move forward with the replacement of the signs.
- Suggestion from a participant to keep a few sleds in the park for tobogganing on the small hill. If anyone purchases a few sleds, the HOA will reimburse the cost to keep them at the park.
- A reminder that there are no restrictions on fence staining or type of fences being put in to replace deteriorating fences in the neighbourhood. In future years we might need to re-stain the inside of the fence in the park.
- Discussion about potentially putting a shed in the park to store rink supplies:
  - Not sure if this would be secure enough.
  - The shed could potentially store material used to build and maintain the rink.
  - The City may not permit putting up a structure/storage shed on City parkland, Miep will check with the city. Additional issues would be insurance against theft, vandalism.

- Community events
  - o If anyone wants to have an organized event in the park check the City web pages and reach out to Erin Newell-Lupien.
- Communication
  - o Main channels to communicate with us are Facebook and the website. Visit our website for the email address to contact us. The website address is [www.tpeha.ca](http://www.tpeha.ca) – it has lots of great information about our community.
  - o The Facebook page is good because there are about 100 people on our Facebook.
- Neighbourhood Treed Pathway
  - o We discussed with our counsellor Mr. Tim Cartmell about the white granular rocks put in by the City of Edmonton. The original shale is all but gone.
  - o This path is a great feature of our community and is well used by the community. We are considering an update or renovation of the pathway. It would be a major project by the city, with an analysis completed and approval by city council. Maybe the board could offer to collaborate with the city on a future rejuvenation of the nature pathway. This can be a potential future project.

## **7. Confirmation of Board & Committee Chairs for 2021/2021 – Jeff Battershill**

The Terwillegar Park Estates Homeowners Association is governed by a volunteer Board of Directors comprised of property owners from the community. They are elected annually and provide their services on a volunteer basis. The involvement of community members is welcomed and encouraged, whether it be to join the Board, sit on a committee or to help organize and run community events.

Members of the Board have agreed to stay on for another year.

<b>Position</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>
President	Jeff Battershill	Jeff Battershill
Treasurer	Ashish Khulbe	Ashish Khulbe
Secretary	Susie Sykes	Susie Sykes
Membership	Harman & Grace Brar	Harman & Grace Brar
Special Projects	Miep Raedschelders	Miep Raedschelders
Communications	Erin Newell-Lupien	Erin Newell-Lupien
Landscaping	Sarah Diggle	Sarah Diggle

Thank you to everyone for your time and involvement in our community.

## **8. Questions –**

No further questions.

## **9. Adjournment – Jeff Battershill- Meeting adjourned at 11:25 AM.**