

**Terwillegar Park Estates 1 Homeowners Association
Annual General Meeting - September 19th, 2026, 11:00 AM
Meeting Minutes**

1. Introductions & President's Report - Jeff Battershill

2. Treasurer's Report – Ashish Khulbe

Review financial statements for the fiscal year May 1, 2025, to April 30, 2026.

- As of April 30, 2026, the cash balance in the account was \$41,474. There are no outstanding Liabilities .
- Overall Operating Expenses were \$14,765, which was an increase of \$4,490, year over year. Expenses were up compared to the prior fiscal year due in large part to increased community events and additional landscaping .
- Annual Income for 2026 was \$16,100. Membership Fees collected were \$15,300 and we received \$800 in grants.
- Year-to-date as of August 31, 2026, we have collected \$12,700 in Membership Fees plus \$1000 donation from Ronning -Roy Gates HOA.
- As of August 31, 2026, we have approximately \$42,530 in cash.
- For fiscal 2026, the positive net profit was \$1,335 compared to a surplus of \$6,525 in the previous year .
- Overall, the Association is in a strong financial position, with cash reserves being sufficient to meet expected operating expenses for the foreseeable future.

3. Maintenance Report – Jeff Battershill

Ronning Street Park

- Snowbank rink area, roto rake, aerate, overseed & fertilized.
- Spring and Fall Park clean up.
- The fence has been temporarily repaired (311 over a year ago), originally was on a one-year schedule, changed with the temporary repair to further down the road. The HOA brought the matter to the attention of **Councillor Mike Elliott - Ward pihêsiwin**

Other areas/projects

- Relandscaped the entrances at Rhatigan Rd. and Romaniuk Rd.
- Replaced the boards for the skating/snowbank rink.

4. Membership Report – Harman & Grace Brar

- 2025 146
- 2026 135 YTD (below the 5-year Average 2020 – 2025 of 150)

5. Community Events – Jeff Battershill & Erin Newell-Lupien

- **Picnic in the Park:** On June 7, 2026, residents gathered at Ronning Street Park and Playground for the Terwillegar Park Estates Homeowners Association's annual Picnic in the Park. The event brought neighbours together for an afternoon of community connection, family fun, and great food. We extend our sincere thanks to everyone who attended, as well as our local vendors who helped make the day a success, including Painted Parrot, SweetStix, and RoxDogz. We appreciate the strong community spirit shown by residents and look forward to welcoming everyone back next year.

- **Concert in the Park 2026:** The HOA wrapped up its summer event season with Concert in the Park on September 6, 2026. Residents enjoyed a relaxing afternoon outdoors featuring a performance by Lily Monaghan and her guitarist, Francesco Rizzuto. Kerri Stratton also performed, opening for Lily. The event provided a wonderful opportunity for neighbours to gather, enjoy live local entertainment, and celebrate the vibrant community spirit that makes Terwillegar Park Estates such a special place to call home.

6. **Communications** – Erin Newell-Lupien

- The Communications director continued to support resident engagement and awareness throughout the year by providing timely and relevant information on HOA activities, events, and community initiatives.
- Key communications activities in 2026 included:
 - Publishing biannual resident newsletters in the spring and fall, reaching 204 subscribers per issue.
 - Maintaining the HOA's Facebook page with ongoing updates, event information, community notices, and reminders.
 - Preparing and coordinating communication materials for HOA events and activities, including Picnic in the Park, Concert in the Park, the Annual General Meeting, and other community initiatives.
- Through these efforts, we continue to strengthen connections within the Terwillegar Park Estates community and provide residents with accessible, up-to-date information throughout the year.

7. **Ratification of Board's Activities** – Jeff Battershill

- Motion to accept - Deb Bassett, seconded - Chris Clark. All in favour, passed.

8. **New Business**

- Volunteers needed
- Duties and responsibilities are broken down into 6 categories as follows (a more detailed list/description of what's "generally" required in each of the 6 categories is available):

Description	Responsibility Equipment
Documentation, Permits and Insurance.	HOA Board – Jeff, Erin, Ashish
Memberships	Harman & Grace
Rink layout, build, and take down.	Adam C, Steve A, Trevor H
Rink/Ice establish a base and maintain ice level during the season.	Adam C, Steve A, Trevor H
Resurface ice throughout the season.	Adam C, Steve A, Trevor H
Rink Maintenance, snow removal.	
Landscaping, maintenance Spring & Fall Park Clean-up.	HOA Board – Jeff, Brian Adeney

9. Confirmation of Board & Committee Chairs for 2025/2026 – Jeff Battershill

- Brian Adeney volunteered to help out, focusing on Landscaping, maintenance Spring & Fall Park Clean. Thank you Brian.

Position	2025 - 2026	2026 - 2027
President	Jeff Battershill	Jeff Battershill
Treasurer	Ashish Khulbe	Ashish Khulbe
Secretary	Vacant	
Membership	Harman & Grace Brar	Harman & Grace Brar
Special Projects	Doah Ozum	Doah Ozum
Communications	Erin Newell-Lupien	Erin Newell-Lupien
Landscaping	Vacant	Brian Adeney

10. Questions & General Discussion

- It would be nice to have a gazebo somewhere in the Park, perhaps near the playground.
- The possibility of having a bocce court on the sports field/play area was once again brought up.

11. The next meeting will be in September 2027.

12. Adjournment at 12:25PM

Restrictive Covenants. Meeting & General discussion cancelled. Recent article from The Edmonton Journal

<https://edmontonjournal.com/news/a-profound-mistrust-in-council-why-edmontonians-are-getting-restrictive-covenants-on-their-homes>