

# Eversyde on The Park

---

Condominium Corporation 0512392  
Annual General Meeting  
February 13, 2018

Location: Glenmore Christian Academy  
16520 24 St SW  
Calgary Alberta

Time: 7:00 pm

## Call to Order

The meeting was called to order at 7:12pm

## Introduction

Jack Sides, President of the Board of Directors for Eversyde on the Park will be the chair of the 2018 Annual General Meeting

The Board was introduced:

## Board Members

Jack Sides  
Tom Dasko  
Raffiela Sagriff - Regrets  
Brad Hughes  
Joel DeRaaf  
Canal Bakkal - Regrets  
Alana Smith

## C-Era Property Management & Realty

Kelly Puls Community Manager of the Corporation

 **Associa**<sup>®</sup>  
C-Era Property Management & Realty

# Eversyde on The Park

---

## Verification of Proper Notice

Notice of the Calling of the Meeting was referred to and the Chairperson advised it had been mailed to all owners.

## Verification of Quorum, Certifying of Proxies

- a) 23 Units were represented by personal appearance of the owners thereof:
- b) 3 Units were represented by proxy.

A total of 26 Units were represented at the meeting for voting purposes constituting a quorum.

## Approval and Adoption of 2017 Annual General Meeting Minutes

Unit #112 Common requested a motion from the floor to adopt last year's Annual General Meeting Minutes of April 24, 2017:

Motion: Unit #112 Common **motioned** to approve 2017 AGM minutes. **Seconded** by Unit #2524 Avenue. **Carried**

## Management Report

The Property Manager presented the following:

- I am happy to report that this is the first year that all cross-connection devices have been tested in accordance to the City Bylaw and the irrigation has been run in all locations. There was great confusion about the location of where these devices were located and without the plans available, this was a difficult task. After reaching out to the City and through communications with the Board, we were finally able to find the exact locations without disruption of accessing each unit to look for them. We do appreciate the Owners who have these devices for working well with us for unit access and helping us ensure these are maintained and tested.

# Eversyde on The Park

---

- Q: Unit #122 Common questions how you know if there is a cross connection device in their unit.
  - A: J. Sides answers that you will receive a notice, but that particular unit does not have a cross connection device.
  - Q: Unit #2524 Avenue states that Unit #2526 is a rental unit (but has a cross connection device). He questions if this causes a problem.
  - A: J. Sides answers that yes it does, but the unit owner has received fines in the past, and it will continue. K. Puls indicates the rental management group has provided a lock box to allow entrance if the owner of the unit does not arrange with the tenant.
- 
- I'm not sure if you are all aware of how some services are offered differently around the complex. Eversyde on The Park is a very unique layout that offers some challenges for services such as waste removal and visitor parking. The shared waste collection for the Avenue and the Park is located in a garbage enclosure in the Park. The City collects the garbage and Blu Planet collects the recycling and organics for them there unlike the street pick up for those who reside on the Common. These residents do pay an extra fee to the corporation for this service as the Common residents pay individually for waste on your Enmax bill. Organics was a challenge to determine how best to manage for everyone. The options were weighed out extensively and the Board decided the optimum solution was as it is now. The Common has 3 locations for organics and again the Avenue and Park are using the garbage shed. Please make sure that you are using compostable bags.
  
  - The garbage shed was damaged by the City of Calgary when they pushed the bin through the wall. I have been in contacted with 311 and the claims department and on 2 separate open claims they have managed to investigate the wrong address. This enclosure is most certainly NOT in Eversyde circle. I have been in contact again and am hoping this time we can have this taken care of properly. Their automated system is difficult to manipulate through as there are no options to speak with a live agent and the address for this building does not exist. Multiple hours on hold with the City, but I assure you I will not give up.

# Eversyde on The Park

---

- Again, being a unique property, some are not aware we do have a visitor parking area. This is at the entrance to the Park. This area is more so for Park Owners guests as they do not have street parking in front of their unit and is quite a distance for visitors to walk from the street. We ask that residents please do not park in this area. For now, it needs to be cleared to ensure we have a location to put the unbelievable amount of snow we have received this year.
- There have been a lot of questions about the Special Assessment and why the need. Jack will touch on this a bit further, but I would like to update you on part of it. There were some water ingress issues from the rear doors on a few locations last year. The wind blows in like a sideways funnel cloud bringing snow and rain into the yards and certain areas are worse than others. The Board has decided that from 80 Common to 152 Common will have a new storm door installed to these units first as they are most affected. The plan is to have all units completed within the next couple years. This should help alleviate the potential for recurring ingress and damages that can be a lot costlier. A nice added feature that can be enjoyed in the hot summer days to let a breeze run through.
  - Q: Unit #112 Common questions if there will be a refund for those homeowners who have already installed a storm door.
  - A: J. Sides answers that yes, there will be a refund.
  - Q: Unit #72 Common questions if all doors will have storm doors installed.
  - A: J. Sides indicates that all units in the Common will have storm doors installed eventually.
- The Board has been very busy this year on many tasks and exploring so many things to help this community flourish. I will now let Jack share some more about what the Board has been and will be up to.

## President's report

As Kelly stated this past year has been a very busy year for the Board and this year will be much the same.

I would like to thank the current Board of Director members for their hard work this year and believe that it is appropriate for you, as unit Owners to acknowledge their efforts on your behalf. They are after all Owners like you who volunteer their time & energies to maintain the quality of our homes & community.



# Eversyde on The Park

---

- Special Assessment - Unfortunately with the increasing deficit that has been growing over the past few years we felt that it needed to be addressed. The Board spends a lot of time considering the fiscal state of the community and levies a Special Assessment only when necessary. The other option which is less palatable is to raise condo fees but that has other implications that would cause unit Owners possible difficulties if trying to sell their homes.
- Tree management/replacement – We have been advised that there are several dead trees, trees that are diseased and trees that are too large for the yards where they are located. We are developing a plan to address as many of these concerns as we can. We are also working with the City to have them consider replacing trees along the Avenue which were damaged in SnowTember a couple of years ago. We will have more to report later this year.

Projects planned for this year includes:

- Replacing the wooden decks on the 3 storey units, a schedule will be provided
- In a 3-year program replacing all of the overhead garage doors which sadly are rusting, the schedule will be published once we finalize the details
- We have had issues with wind forcing open the weather-stripping on the exterior doors of the north & west facing 2 storey units and allowing water to enter them. This water penetration has caused flooring damages in the affected units and as a proactive measure, we are pilot testing the installation of installing storm doors on these units. We will report the success of this program at our next AGM.
- We are working with a firm to improve the irrigation system to ensure that it is watering appropriate amounts and when needed. This year we were able to get it up and running at the right time and now our focus is on controlling its operational expense.
- We will be working on updating the community website and improving communications to you

Q: Unit #124 Common questions about the tree that has been removed from the front of the yard four years ago. What happens with this tree?

A: J. Sides states that this tree will be attempted to be replaced under the same program.

Q: Unit #122 Common questions what happens for the trees that have been removed from the backyards.

# Eversyde on The Park

---

A: J. Sides answers that the board is going to look into options with the city program, but the community may have to cover that.

Q: 72 Common questions who is responsible for the snow removal from the back lanes.

A: J. Sides answers that it is the city's responsibility. Top Notch can be fined by the city if they remove the snow from the back lane.

Q: Unit #86 Common questions how many decks are going to be done.

A: T. Dasko answers there will be 42 decks completed

Q: Unit #122 Common questions if we looked at vinyl decking.

A: T. Dasko and J. Sides indicates that these options were looked at, but for the longevity of the decks, the composite is the best option.

Q: Unit #86 Common questions how much each deck is going to cost.

A: Each deck will cost approximately \$2000.

Q: 112 Common questions if all of these are covered under the reserve fund.

A: Yes, all decking and garage door tasks are under the reserve fund

Q: Unit #48 Park questions if it is just the top boards that are being replaced or the whole decking.

A: It depends on the deck. Some decks just need the new boards, others need to have sister boards installed and new joists. Each deck will be addressed based on their needs.

Q: Unit #34 Common questions the timeline for the decking.

A: The funds are available; just need the weather to begin to cooperate. Goal is May or June at the latest.

Q: Unit #2524 Avenue questions what has been done with drainage issues from previous years.

A: J. Sides answers that weeping tile has been installed in the problem areas. This will be done again as issues arise if needed.

Q: Unit #72 Common questions if the irrigation replacement will be a special assessment or not.

A: No, this will not require a special assessment.



# Eversyde on The Park

---

Q: Unit #122 Common questions if the irrigation is needed in the backyard and why.

A: Yes. Without it the grass will die and not return. The yard needs the water.

Q: Unit #44 Common questions why the community is responsible for covering the costs associated with irrigation.

A: J. Sides indicates that it will require 75% majority of the unit owners to agree to change the bylaws from the community covering the cost to the unit owners being responsible for watering the grass.

Q: Unit #2524 indicates that having owners responsible for watering their grass is not ideal because he doesn't want to live next to someone who doesn't water their grass.

A: Yes. The majority of the owners in the community buy in this community so they don't have to deal with maintenance issues like grass watering.

Q: Unit #44 Common wants the topic brought up to owners.

A: J. Sides indicates this will be tabled and brought up in the spring to all owners.

## **Presentation of Audited Financial Statement**

Jack Sides presented the audited financial statement for the year ending 2017. The following points were highlighted:

- The office and Miscellaneous costs were much higher than the budget due to the increased amount of notifications needed to send owners.
- The water and sewer price is higher because the irrigation system actually worked.
- General maintenance is higher due to the maintenance and repair of cross connection devices.
- Landscaping and Snow Removal is higher due to the amount owing carrying over into this fiscal year vs. last years.

Q: Unit #72 Common questions if the board can use a different firm for window washing.

A: J. Sides indicates that yes, a new company will be used mostly because of the lack of communication from the company to the board.

Q: Unit 1#24 Common questions the \$35,000 debt that is present in the operating Fund on page 5 of the financial statement that was due to the reserve fund. They question if this has been paid.

A: Yes, this debt has been moved over and is now flush with the correct amount.

# Eversyde on The Park

---

Q: Unit #90 Common questions if the plan is stated wrong – the current amount in the reserve fund is \$520,059.

A: Yes, the correct amount is \$520,059.

Q: Unit #118 Common questions what goes into making the decision to do a special assessment, and why can't the money come from the reserve fund

A: J. Sides indicates the special assessment is done when the operating budget needs additional funds. He indicates the money that is in the reserve fund cannot be used to bump up the operating budget, but for special scenarios, like the decking replacements.

Unit #112 Common **motioned** to approve the 2017 Audited Financial Statement. **Seconded** by Unit #122 Common. **Carried.**

Unit # 60 Common **motions** to appoint H. Donald Hyde CA to prepare the 2018/2019 audited financial statements. **Seconded** by Unit 2524 Avenue. **Carried.**

J. Sides explain the reasoning for the increase in Condo Fees – due to the running deficits that were present from the last couple of years. This increase in condo fees is to prevent running in a deficit in the future. The increase in condo fees is also used to prevent future special assessments.

Q: Unit 86 Common questions if there will be another increase in condo fees.

A: J. Sides indicates that unless there is a surprise, there shouldn't be an increase in the future.

Q: Unit #2524 Avenue questions the insurance increases to \$46,000 comparable to previous years (24,000 and 36,000). How is there such a drastic increase over 6 years?

A: J. Sides indicates there are a number of reasons why insurance has gone up: 1. The number of companies has decreased substantially – currently only 3 companies will insure condominiums. 2. The number of losses for insurance companies has increased dramatically – mostly due to water related issues, which has increased costs. 3. The amount of natural disasters that have occurred over those years has also increased - leading to rates increasing. All of these issues have caused our rates to increase. The board attempted to gain insurance through a North American company, but due to the dates of the insurance coverage we were unable to join this group. Based on comparisons, our rates are competitive with other companies.

# Eversyde on The Park

---

Q: Unit: 84 Common questions the increase in condo fees – how does each unit pay a different amount.

A: The rates are based off a square footage per say – the footprint each unit occupies based on the community covering 10,000 unit factors.

Q: Unit #122 Common questions why each rates are different if we are equal owners in the community.

A: J. Sides indicates that it isn't equal ownership. It is different based off of the unit factors (larger backyard, larger square footage etc.)

Q: Unit #72 Common questions if the condo fees will go up 17% each year.

A: J. Sides indicates that it will not go up this amount each year. It is based on insurance, water/sewer etc. He can't guarantee there will be no increase, due to things out of our control.

Q: 18 Common since 2015 the condo fees have increased over a hundred dollars over the last three years. If some of the nearby condo units are paying over \$400, how are some condos in the area only paying \$250, with some paying less than \$200. They question how ours are increasing; yet their fees do not (even though they are the similar sized condominiums.)

A: J. Sides indicates that the condo fees have also increased due to the increased costs of repairs and catching up on operating fees – repaying the deficits present from previous years. The straight comparison from community to community isn't justified here because they may not have had to cover the costs of repairs and operating budget deficits – also these communities are probably charging a condo fee for 13 months, not 12.

Q: Unit #2524 questions why the increase in \$50,000 is needed if we were equal last year.

A: The increase is due to increases in costs like recycling, organics, roof and dryer vents needing repairs, and small issues that have been ignored per say from previous years. We want to be able to get these jobs done instead of pushing them back until we are forced into spending way more money for a major fix. Having a surplus at the end of the year (with proper improvements in the community) is a good thing to prevent the need to increase condo fees next year, or a larger contribution into the reserve fund. The condo board is not going to have a surplus on purpose.

# Eversyde on The Park

---

Q: Unit 44 Common questions why we are spending money on irrigation and storm doors when we don't necessarily have the money for it.

A: Yes it is a large cost currently, but there will be decreased costs of maintenance in the future.

Q: Unit #72 Common questions the damage that has been caused to the home (inside and out) – is this going to be covered by insurance?

A: No – please send the property manager a note and it will be dealt with at next board meeting.

## Resignation of Officers

The present Board of Directors put forth their resignation by way of calling the Annual General Meeting.

## Election of Board of Directors

Kelly Puls advised the Bylaws of the Corporation stipulate the Board must consist of no less than 3 or no more than 7 members.

Kelly asked the ownership if anyone was interested in letting his or her name stand for election to the Board of Directors. The following Owners agreed to let their name stand:

Unit	Owners Name
88 Common	Jack Sides
42 Common	Tom Dasko
44 Park	Raffiela Sagriff
90 Common	Joel DeRaaf
4 Common	Alana Smith
48 Park	Krystal Zeller
2524 Avenue	Bill Lawless

# Eversyde on The Park

---

Unit #72 Common **motions** to accept the above nominations to act as the Board. **Seconded** by Unit #124 Common. **Carried.**

Unit #36 Common **motions** to destroy all ballots. **Seconded** by Unit #60 Common. **Carried.**

## Old Business

## New Business

Q: Unit 72 Common indicates that the garage door was built in the wrong location, and the repairs associate with that have not been completed.

A: This will be addressed in the coming future.

Q: Unit 86 Common questions if there could be a communal garage sale.

A: Individually, garage sales are against the community bylaws, but a group one can be discussed.

Q: Unit 86 Common is wondering if there was a way to arrange a discount for furnace and water heater replacements.

A: This will be discussed and brought up to different companies.

Q: Unit #2524 Avenue is questioning if the concrete stairs are going to be fixed as the railing is starting to become loose. Are there any plans to address this?

A: There wasn't but it will be noted in the walk around in the spring. It will be noted where applicable.

Q: Unit #2524 is wondering if the dead grass along the building is going to be addressed with new grass or with plants.

A: This hasn't been addressed as of today due to the priority of filling in holes from animals. It will be fixed with the new irrigation, with plans for small shrubs along all of the front of all of the units to prevent this dead grass from bring visible.

Q: 122 Common is wondering if the holes under the back steps are going to be fixed.

A: Yes they will. The front steps were the priority, but this will be addressed.

# Eversyde on The Park

---

Q: 124 Common questions if the sidewalk heights are going to be fixed where needed.

A: Yes this will be addressed in the future.

Q: Unit 2524 questions if he is allowed to replace the door or install a second deadbolt.

A: Yes, a second deadbolt can be installed, but it shouldn't be visible from the outside.

Unit #90 Common **Motions** to adjourn the meeting. **Seconded** by Unit #70 Common. **Carried.**  
The meeting was adjourned at 9:18pm.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary