

**Minutes**  
**2017 Annual General Meeting**  
**Eversyde Park on the Park Condominium Corporation NO. 0512392**  
**April 26, 2017**  
**Glenmore Christian Academy**  
**Calgary, Alberta**

**1. Call to Order**

The Board of Directors has requested that Kelly Puls of C-Era Property Management chair this Annual General Meeting.

The Annual General Meeting was called to order at 7:05 pm by Kelly Puls, of C-Era Property Management. On behalf of the Board of Directors, Kelly thanked the owners for attending. Kelly explained the purpose of the AGM was to provide information on what has been accomplished in the last year, what activities are planned for the next year, review the audited financial statement of the Corporation and the election of a new Board of Directors.

**2. Roll Call and Certification of Proxies**

Under the bylaws 20% of the Owners are required to be present and/or represented by proxy to achieve quorum for the Annual General Meeting.

There were 20? Owners present or represented by proxies and therefore quorum was realized.

**4. Approval of the Minutes of the 2016 Annual General Meeting**

Unit # 38 **motioned** to approve the 2016 Minutes, **seconded** by unit #56 **Carried**

“General Question”:

Unit #4 Everridge Common asked if the Board would be discussing the Organic Recycling Program

A: Not at this time as information is still unclear.

“General Question”:

Unit # 38 Common -The deck painting two years ago resulted in the decks being unusable for 2 months – will there be any compensation?

A: Owner is advised to resend email to Kelly.

Tom, Board member shared information regarding the upcoming plan to paint the decks for the three story units

“General Question”: #78 Eversyde Park -Will the windows get washed this year?

A: is on the agenda

“General Question”:

Unit #112 Common Where do I find the website?  
A: <http://www.eversydeonthepark.com>

“General Question”:

#104 Everridge Common My foundation needs fixing  
A: Jack will come over and have a look

**7. Approval of 2011 Audited Financial Statements.**

Jack Sides presented the 2015/16 Audited financial statements to the owners and addressed areas of interest to the Owners.

Unit #112 motioned to approve the 2015/16 Audited Financial Statements as prepared by H. Donald Hyde, Chartered Accountant **seconded** by Unit # 78 **Carried**.

#2536 Eversyde Ave **motioned** to appoint H. Donald Hyde CA to prepare the 2016/17 audited financial statements **seconded** by # 60 Common **Carried**.

Q: #120 Common – why was insurance out of whack?

A: was not budgeted properly, overall started year with deficit

Unit #112 Eversyde Commons motioned to accept Financial Unit #78 Eversyde Park seconded it.

## 8. Election of the 2017 Board Members

Nominations were called.

Nominations and seconders are as follows:

#120 Everridge Common made a motion to accept the 7 people for board members

#118 Everridge Common seconded it

All in favor, **Carried**

<b>Nominated Member</b>	<b>Seconded (Unit Number)</b>
Alana Smith	#118 Everridge Common
Brad Hughes	#118 Everridge Common
Canal Bakkal	#118 Everridge Common
Joel DeRaaf	#118 Everridge Common
Tom Dasko	#118 Everridge Common
Raffelina Sagriff	#118 Everridge Common
Jack Sides	#118 Everridge Common

## 9. New Business

Jack spoke to plans for maintenance and upkeep as above

These items will also be looked at depending on financials

1. Window washing - approved, getting quotes, as financials unfold will try
2. Sidewalks need mud jacking
3. Shingles for roofs - looking at details

Q #78 Eversyde Park- Dryer vent flaps don't close, concerned about nesting boards

A. Noticed as well on the walkabout last year, will put on list

Q. #120 Everridge Common -Clean eaves along with window washing?

Walkabout in mid-June

If items of concerns please send to Kelly

Q. #2536 Eversyde Ave- When was the last time the fences were painted?

Never, pressure treated. Can we paint them?. Don't have any finish on them

A. Owners are not allowed to paint fences

#4 Everridge Common- (End of Park) Inspection company brought to our attention - emergency spot lane is close to our garage - amount of snow - concerns that weight may affect the foundation of our garage.

#78 Eversyde Park -Happy with the new landscaping company

## Adjournment of Meeting

Without any additional business or questions a motion was called for to adjourn the meeting at 8:17 PM.

#78 Eversyde Park **motioned** to adjourn the meeting, **seconded** by #118 Everridge Commons  
**Carried.**

