

Eversyde on the Park

CONDOMINIUM CORPORATION NO. 0512392
ANNUAL GENERAL MEETING

Glenmore Christian Academy
Music Room
16520 24 Street SW
Calgary, Alberta

7:00 PM Tuesday February 12, 2019

1. Call to order/Establish Quorum

The meeting was called to order at 7:09 pm, time from the floor.

2. Introduction of Head Table

Jack Sides, President of the Board of Directors for Eversyde on the Park will be the chair of the 2019 Annual General Meeting. The Board was introduced:

Board Members

Jack Sides
Tom Dasko
William Lawless
Raffelina Sagriff
Krystal Zeller

C-Era Property Management & Realty

Nilda Mendoza, Community Manager of the Corporation
Jeff Wilson, Director of Operations, C-Era Property Management

3. 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. No owners required copies; all indicated notice has been received.

Certifying of Proxies:

- a) 23 Units were represented by personal appearance of the owners thereof;
- b) 5 Units were represented by proxy.

A total of 28 Units were represented at the meeting for voting purposes constituting a Quorum.

4. Approval of Last AGM Minutes

J Sides requested a motion from the floor to adopt last year's Annual General Meeting Minutes of February 13, 2018.

Motion: Unit 112 Common **motioned** to approve minutes. **Seconded** by Unit 150 Common.
Carried.

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C-Era presentation regarding TownSq by Jeff Wilson, director of operations.

- Facebook for the community, app, method of communication.
- Helps manage account – (check this out)
- Owners who can't access TownSq, Nilda has forms.
- Method of communication as soon as possible to ensure communication reports
- Also to reduce costs

5. President's Report

2017/2018 was a very successful year! We were able to complete a number of major projects that were in the planning stages for a couple of years and before we list them, we would like to thank you, the Eversyde on the Park unit Owners for your patience and understanding. For many, especially those in the 3 story units, who had your summer shortened with the deck and stair replacement project as well as the 2 story units along the Ave and the 3 story units in the Park, with the replacement of the garage doors & trim.

2017/2018 successes/accomplishments

- Replacement of the 3 story decks and stairs
- Phase 1 of the garage door & trim replacement project in the Park & along the Ave
- Completion of the irrigation system upgrading
- Implementation of the organic recycling project
- Renewal of insurance policy at reduced premium cost even though the market was increasing by at least 20%
- Started work on removing problematic trees and setting up replacement project
- Replaced the snow removal/landscaping firm
- Repaired garbage garage rear wall in the Park and successfully had the City contribute to the repair cost

2018/2019 planned work

- Phase 2 of the garage door & trim replacement project from 4-74 Common
- Mud jacking of sidewalks and front entrance stairs throughout the community
- Updating the community website
- Working with the City to have them install new trees along the Ave
- Develop an informed tree replacement program
- Modifying the domestic garbage/mixed & organic recycling programs to reduce costs

The focus of the Board's efforts is to maintain the quality of the community as well as continue to look for ways to reduce increases in the operating cost which is what determines the condo fees. The Board is after all unit Owners like you. Their units are their investments and in most instances, their home which they are proud of.

Q: Unit #138 Common Irrigation system was upgraded, system goes 3 times a day and once at night. They were advised parts were not working, didn't come in. Why?

A: J Sides advised the system was just upgraded and system is in early phases. Ideally watering should occur when it needs to be watered and at night so the water is able to absorb into the ground. 3 years ago, the existing system didn't work at all and now in last year of upgrade. Please contact C-Era regarding any irrigation issues.

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Q: Unit #44 Common. Irrigation is most expensive, why is this not working properly?
Irrigation was a big chunk of the money spent to upgrade.

A: J Sides indicated as mentioned the upgrade was needed.

Q: Unit #150 Common – Eavestroughs are indicated in budget for 2019, what about windows?

A: Windows & Eavestroughs to be done this year.

Q: Unit # 84 Common - Why did no one come by to turn off system at end of year?

A: J Sides - able to remotely turn them off and drain outside.

Q: Unit #138 Common – What kind of information is on file for owners? Did not receive notice of arrears owing.

A: J Sides requested to speak after session.

Q; Unit # 6 Common – Understand why decks were replaced, what's wrong with the garage doors?

A: J Sides – developer bought cheapest doors, 3 doors have been changed prior to start of project due to current quality of steel and their condition with rust and with holes.

B Lawless - Weather stripping inconsistent and did not provide adequate coverage.

R Sagriff – Condo board looked into this thoroughly before deciding to proceed.

Q: Unit #150 Common – What if something happens with their door this year if scheduled in Phase 3?

A: J Sides – Damaged doors will be replaced as needed. Garage doors would stick to ice and doors would buckle. He spent a lot of time speaking to the industry, and found the doors were cheap and meant to last 10 – 15 years.

Q: Unit # 104 Common – if door was already replaced previously, why a new door now?

A: J Sides - Doors will then be consistent

Q: Unit # 70 Common – Phase 2 will start when? What about the base contact where concrete is chipped out?

A: B Lawless – Phase 2 will start in May.

J Sides – Concrete and sidewalk repairs may be part of mud jacking and completed after doors are replaced

Q: Unit # 2532 Avenue - Had to adjust door as it wasn't aligned properly, tweaked but not working properly

A: J Sides – we have warranty and will be fixed.

B Lawless – we will be bringing contactor back. Please send to C-Era through TownSq so repair is noted.

Q: Unit # 2536 Avenue – What is the status of the pilot project for storm doors?

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A: J Sides - need to get through a winter and wet season. We need the moisture to properly test this.

6. Financial Report

Refer to page 6 of financial statement in AGM package. Eversyde on the Park came out of last year with surplus of \$40,000 after \$63,230 surplus and 2017 deficit. 2018 budgeted projects such as tree pruning, stump removal and mud jacking will account for majority of surplus and will be reflected in 2019 operating statement.

Q: Unit # 112 Common – For plumbing and electrical there is a discrepancy in what was estimated vs spent.

A: B Lawless – included in \$40000 surplus.

J Sides – Budgeted items such as retesting of cross connection devices at about \$90 each, didn't need to spend this year, also irrigation repairs to a significant number of devices.

Q: Unit # 12 Park – Budget for 2018/19 period, based on what was spent in 2017/2018 will there be a surplus this year?

A: J Sides – projects (tree pruning etc. committed for 2018, money is spent. The \$40,000 surplus is this year only. We have to look at a lot of repairs that are part of the operating budget. Unless an item is included in the reserve fund study such as roofs, garage doors, windows, etc. are reserve expense. We cannot use the reserve fund for operating expenses. We need to start banking now to ensure reserve is funded for these projects.

B Lawless – We are trying to control the expenses that we can control. We can't control electricity, property management. Bill updates the board for what is budgeted and what is in the budget to hold to so that we aren't in a deficit.

Reserve fund will be at \$413,000 net after spending \$228,000 on decks, garage doors and the irrigation upgrade. At the end of 2019, at the end of phase 2 will expect to spend \$80,000. By September 30th an additional \$37,000 will be added from contributions so should the reserve should be at \$450,000. With expenses we are off about the projected reserve by approximately \$40,000. This will have to be brought up but we hope to adjust slowly. Current spending was brought forward.

Q: Unit 12 Park – how quickly to update reserve fund study

A: J. Sides - starting to work on it now as due in 2020

Q: Unit #138 Common – why are condo fees so high. Realtor and sees that our condo fees are higher than anywhere else.

A: J Sides – we have a unique community. We are on the lower end. Our condo fees are right in the market

Q: Unit # 6 Common – Condo fees for apartment style is cheaper. The higher the condo fees, the less easy to sell.

A: J Sides - need to compare townhouse to townhouse. Apartment style has smaller operating costs – single source for heat, water, etc. How big is the property land wise, when was the last time the assessment. Reserve funds might be low. We can't control the market, but can control the maintenance of our units. The appreciation of our property should be higher valued.

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B Lawless – we're unique in that most of our units face a street. We aren't a compound fenced in. Very rare to find that with the backyards found here.

J Sides – Our focus is to control expenses and maintain our community.

T Dasko – didn't increase previous condo fees and that put us in a bad position.

B Lawless – condo fees only went up 2% to maintain our commitment to manage operating costs.

Q: Unit # 2530 Avenue – renter and potential buyer – for \$330,000 can buy a single family with no condo fees which over 10 years is \$40,000. Why are the condo fees so high?

A: J Sides - the AGM is only for unit owners.

Q: Unit # 6 Common – How are contracts for landscaping and snow removal managed?

A: J Sides – goes to tender. Our new contracts are at reduced cost to the previous contractor.

Q: Unit # 138 Common – Is landscaping and snow removal a flat rate?

A: B Lawless - We pay by month but pay extra for salt, snow plowing and snow removal.

Q: Unit # 6 Common – Why is this excessive compared to last year?

A: B Lawless – comparing \$66,000 for landscaping and snow removal, the auditor grouped these items together. Refer to operating statement. Trees are in bad shape and are reflected in these numbers.

Q: Unit # 138 Common – Why are we using salt when slippery and too much salt damages the concrete? There are better alternatives to salt.

A: B Lawless has brought to Bugaboo.

Motion: Unit # 118 Common **motioned** to approve Financial Statement. **Seconded** by Unit # 112 Common. **Carried**.

7. Appointment of Auditors

Motion: Unit #70 Common **motioned** to approve format of audited statement to using the auditor for next year. **Seconded** by Unit # 124 Common. **Carried**

8. Election of Officers

Board does preliminary budget. The treasurer did a lot of work analyzing previous year's budgets to present current budget. There was a lot of discussion around condo fees.

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

The By-Laws of the Corporation stipulate the Board must consist of no less than 3 or no more than 7 members.

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The following Owners agreed to let their name stand:

Unit	Owner's Name
88 Common	Jack Sides
42 Common	Tom Dasko
44 Park	Raffelina Sagriff
48 Park	Krystal Zeller
2524 Avenue	Bill Lawless

Names put forth: Donna 112 Common, Clayton 2536 Avenue

Q: Unit # 2536 Avenue - Regarding problems and amount of information to be handled.

A: J Sides - Board should deal with major problems.

Q: Unit # 44 Common – is this J Sides' last year?

A: J Sides advised he will not resign this year.

Q: Unit # 6 Common, we are all owners and should be like a family. There wasn't good communication for this matter. Has issues with the board and communication.

A: J Sides Shadow board member to join next year and will lean on resident for additional support. Discussion to be held after meeting.

If anyone would like to assist please advise the board.

Motion: Unit 70 common **motioned** to nominate above mentioned members. **Seconded** by Unit 36 Common. **Carried.**

Unit	Owner's Name
2536 Avenue	Clayton Reimer
112 Common	Donna Irvin

9. New Business

Please review new insurance certificate from Hub. There are now only 2 lead providers – Intact and Aviva. Intact advised they would be increasing premiums. Hub is a broker and has Intact and Aviva in their portfolio. We managed to obtain new insurance at a much more affordable rate than expected.

J Sides is expecting a significant increase in insurance premiums. To ensure our premiums stay manageable, owners should make sure house temperature is set properly and if away, make sure house is checked on. If we don't have claims, then we should be looked at more favourably than condominiums with major claims.

The By Laws state that damages can be billed back to unit owners for the deductible. The insurance companies have a high deductible (as high as \$1,000,000) so we as owners need to manage our interior systems and ensure the interior units are properly maintained.

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The Government of Alberta is updating the Provincial Condominium Act. More pressure is put on Board to manage tasks. Please review updated Guidelines and Policies as is part of this project.

Q: Unit # 70 Common – What is the pet limit and size?

A: J Sides – 1 dog, 1 cat. Dogs must not exceed size indicated in the By-Laws.

Q: Unit # 6 Common – What are changes due to the new cannabis law?

A: J Sides - There are implications of ownership in terms of damage to other units, nuisance, etc. Refer to Guidelines and Policies.

Q: Unit # 12 Common, dog size 20 kgs limit. Had applied and it was rejected.

A: J Sides - 20 kgs is about 50 lbs., previously when a dog that size had been approved, the next door neighbours have had issues. If any current pets Unit owners have rented out unit and didn't advise that board approval was needed, these had to be addressed.

Deadline is July 1st to have all rules, regulations to be finalized before registered on title.

Motion: Unit # 150 Common **motioned** to approve current Policies and Guidelines with the understanding that these would be revised once the changes to the Provincial Condominium Act are known. **Seconded** by Unit # 60 Common. **Carried**.

10. Adjournment

Unit # 112 Common **motioned** to Adjourn at 8:45. J Sides **seconded**. Meeting adjourned.