



HOA Annual General Meeting Minutes

True by Hilton

May 19, 2025

1. *Call to Order by Maritza Meneses, President at 18:10*

- Members in attendance – 14

2025 Welcome and Presentation of the Board of Directors

- Maritza Meneses - President
- Russel Meirinder – Director at Large
- Hany Hassan - Treasurer (absent)

2. *Approval of the Agenda*

Proponent -Jeff Humphrey

Secunder – Joanna Gye

Approved

3. *Approval of the 2024 Minutes*

Proponent -Joanna Gye

Secunder – Jeff Humphrey

Approved

4. *Highlights 2024*

- **Accountant Engagement:**

Brought an experienced accountant on board to complete the books for 2022, 2023, and 2024. This step ensures that your historical financial data is accurate, laying a solid foundation for continued fiscal integrity.

- **Audited Financials & Audit Statements:**

Completing the audited financials and audit statements for 2022 and 2024.

Regulatory Compliance:

Submitting all board records to the Government of Alberta for 2022, 2023, and 2024.

Complete the GST payments and submissions for 2022, 2023, and 2024

- **Decorative Lights Around the Fountain:**

Installing decorative lighting around the fountain transformed a central community landmark into a visual delight, making it a beacon for local pride and engagement.

- **IVRNET Payment Platform Launch 2025:**

Launching the IVRNET payment platform marks a significant technological advancement, streamlining transactions and providing a modern, efficient solution for community and administrative financial interactions.

Community & Engagement Highlights

- **Summer Community Fair:**

Hosting a Summer Community Fair energized the local spirit, creating an environment for lively interaction and community celebration.

- **Community Ice Rink Lighting:**

Enhancing the community ice rink with new lighting not only boosts visibility and safety during evening hours but also adds a touch of magic to winter gatherings.

5. *Treasurer Update*

- **2022 & 2023:** Audited Financial Statements were prioritized and prepared.
- **2024:** Audited Financials are expected to be ready by this fall.
- **2025:** Accounting is completed every month.
- Both **2024** and **2025** Audited Financials will be presented at the 2026 AGM.

6. *Presentation of the Audited Financial Statements by Metric Group.*

2022 Qualified Opinion We have audited the financial statements of Keswick on the River Homeowners Association (the "Association"), which comprise the statement of financial position as at December 31, 2022, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies. In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at December 31, 2022, and the results of its operations and

cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

2023 Qualified Opinion We have audited the financial statements of Keswick on the River Homeowners Association (the "Association"), which comprise the statement of financial position as at December 31, 2023, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies. In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at December 31, 2023, and the results of its operations and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

7. Budget

The budget was presented, main ticket items are maintenance and ground keeping, including flowers for the main entrances, watering, mulch replacing, and replacing the mailboxes, and grass path with gravel.

Budget approval:

Proponent -Jeff Humphrey

Seconder – Maria Marcos

Approved

8. Community Enhancements

- Masonry repairs
- Park upgrade
- Additional benches & picnic tables from COE
- Lighting for Ice Rink, Painted board, Community to provide nets (steel)
- Magnet signs at two entrances
- MSA with Magnetsigns to reduce cost
- Improve Mailbox padding
- Community communications via IVRNET Platform

9. Election

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Returning Officers

- Maritza Meneses
- Hany Hassan
- Russel Meidinger

New Members

- Midiatress Musi
- Maria Marcos
- Jeff Humprey

Approved by all members in attendance.

Q&A

End of Summer Party

- **Funding:** Exploring sponsorships from local businesses, community organizations, or city grants could help cover costs.
- **Food Trucks:** Researching affordable and family-friendly food vendors, especially those offering community discounts or package deals, would be beneficial.

Pathways Cleanup

- **Garbage Cans:** Allocating budget to add more trash bins strategically across high-traffic areas.
- **Collection Coordination:** Working with the city to ensure timely and frequent garbage pickup.
- **Dog Waste Stations:** Installing bag dispensers to encourage responsible pet ownership.
- **Path Maintenance:** Determining whether the city or the HOA is responsible for upkeep between the dog park and residential areas.

Speeding Vehicles

- **Traffic Solutions:** Collaborating with the city to assess options like speed bumps, signage, or barriers to improve safety in the neighbourhood.

Investments

- **Long-Term Use of Funds:** Masonry repairs and cleaning.

- **Facility Development:** Planning a multipurpose permanent space for football, basketball, and ice skating. Engaging the city and province as potential funding and construction partners.

Adjournment 20:35