

Annual General Minutes

March 31st, 2026,

True By Hilton Hotel

HOA Members in attendance:

Lori & Al Miranda, Judi & Ian Hutcheson, Odarka Malcheko, Heather Gardiner, Lorne Earl, Sean and Heidi Haver, Kevin and Patti Jeske, Joshua Gilbert, Verna Landry, Marie-Eve Newton, Ramzan Barakatn, Ali Sajwani, Krista Petersen, Kira & Shaun Groves, Brandy McCooeye, Dahlia Mazchenko, Adaku Uju, Russel Meidinger, Midiatress Musi, Norman and Maritza Leach, Maria and Joe Marcos.

Invitees: Jeff Alliston – Metrix Group

Call to Order

- Meeting called to order at 19:00 hrs
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Approval of the 2026 Agenda

- Agenda approved as presented
 - **Mover:** Maria Marcos
 - **Secunder:** Verna Landry
 - **Approved**
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Approval of the 2025 AGM Minutes

- Minutes approved as presented
 - **Mover:** Verna Landry
 - **Secunder:** Joseph Marcos
 - **Approved**
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Highlights from 2025

Landscaping – Main Concerns

- Garbage accumulation and keeping up with weeding around the pathways.

- Voles present throughout the community
 - Developer release of remaining lots to the HOA
 - Communication with the City regarding weed trimming along perimeter fences
 - HOA seeking a new landscaping company due to loss of communication and significant cost increases
 - Community involvement encouraged to keep pathways free of dog waste
 - Community involvement encouraged to maintain boulevards (cleaning and mowing)
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Treasurer Update – 2025

Community Concerns:

- Professional fees appear high due to three years of bookkeeping and audits being completed within the last two years
 - Revenue decreased between 2023 and 2024 as developer-released properties transferred fee responsibility to the HOA
 - Bank fees remain high; exploring non-profit banking options with ATB
 - Maintenance and repair costs increased significantly due to fuel prices, tax increases, and work performed outside the landscaping contract scope
 - Three mailboxes require upgrades from grass bases to concrete pads - exploring Canada Post options for replacing older neighbourhood mailboxes with new units that include concrete paving.
 - Cost of the Ice Rink and use of the ice rink for people from other communities.
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Presentation of 2024 Financial Audit – Metrix Group – Jeff Alliston

- Financial statements presented
- **Mover:** Verna Landry
- **Secunder:** Dahlia Marchenko
- **Approved**

Presentation of 2024 Balance Sheet and Profit & Loss Statements

- Documents reviewed and discussed
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End of Summer Party

Expenses Breakdown

- Bouncy Castle & Face Painter \$1,274.59
- Balloon Artist — \$600 Ice Cream Truck \$186
- Hot Dog Vendor (minimum \$600 spend) \$0
- Cotton Candy Vendor (no minimum spend) \$0
- Total Expenses: \$2,161.50

Sponsorship Contributions

- All Green Landscaping \$1,000 Opal Dental \$250

Total Sponsorship: \$1,250

Net Total

\$2,161.50 (expenses) \$1,250 (sponsorships) = \$911.50

Additional Contributions

We also received raffle gift baskets from: • Tesoro • Opal Dental

Budget 2026 – Presentation & Approval

Fountain Repairs to be Included in 2026 Budget:

- Fountain base epoxy sealer
 - Replacement of ABS piping
 - Replacement of submersible lamps
 - Expenses to be drawn from the HOA reserve fund

 - **Mover:** Akadu Uju
 - **Secunder:** Maria Marcos
 - **Approved**
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Future Community Enhancement Considerations

- Installation of picnic tables
 - Additional garbage cans
 - Relocation of the ice rink due to ongoing lighting concerns affecting nearby residents
 - Exploration of a permanent indoor/outdoor community facility
 - Establishment of a neighbourhood watch program due to recent reports of individuals approaching children in the community
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Election of the 2026–2027 Board of Directors

Call for Volunteers

- Nominations received and accepted

Elected Board Members:

- Maritza Menees-Leach
- Hany Hassan
- Russel Meidinger
- Midiatress Musi
- Maria Marcos
- Verna Landry
- Heather Gardener
- Shaun Groves

Approval of New Board Members:

- **Mover:** Karissia (Krisia) Peterson
 - **Seconded:** Kevin Jesker
 - **Approved**
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Adjournment

- Meeting adjourned at **20:38 hrs**
 - **Mover:** Patti Jeske
 - **Seconded:** Joseph Marcos
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