

2023 Annual General Meeting
Keswick On The River Homeowners Association
 Windermere Golf & Country Club
 19110 Ellerslie Rd SW, Edmonton, AB T6W 1A5

Wednesday April 5th, 2023

Start	Topic	Speaker (s)
7:00 PM	Opening Remarks : 7:03 by Rob H. Housekeeping items Current Board introductions Agenda Rules of Engagement	
	Call to order & appointment of the Secretary	President
	Highlights from 2022 -Run down of how the board was created. Board creation, Landscaping, Fountain Communication	President

	<p>Update from Treasurer:</p> <p>2022 Audited Financial Statements</p> <p>Current Financial Status</p> <p>2023 Budget highlights</p> <ul style="list-style-type: none"> - Review of how budget was originally created. - Fees based on 600 residents vs expenses. Board tried to keep the fee as close to expenses Without going into debt. - Seed money from MLC discussed - Discussed administrator fee. Board decided not to - Have a full time admin so we asked for volunteers to save money <p>Question: Why original budget from 2022 does not match what the budget handed out recently. Answer was the original budget was estimated not actual. Current budget is the actual.</p> <ul style="list-style-type: none"> - Rink cost came from savings from savings from other items. - Going over actual budget as posted on the HOA website. - Possible expenditures: benches at the park, new garbage cans, rink upkeep, signs. - Members notified that the auditors made mistakes that will be fixed. - Question: AGM procedure is incorrect that board did not hand out actual budget before and at the meeting to be voted on by members. - It was pointed out that our Bylaws state we do not have to vote on the budget. 	Treasurer
	<p>2023 HOA fees</p> <ul style="list-style-type: none"> - Explanaton of fees. - Accounts to be unpaid explained. Due May 2, 2023 - Explanation of interest payments for not payment. 	Treaseurer

	<p>Landscaping activities</p> <ul style="list-style-type: none"> -Explanation of issues with original landscaping company, Cutting Edge (CE) were let go and All Green (AG) was hired for less money and better work than CE. - AG volunteered their time to build the rink. -AG will continue to be the landscaping company this year. Steve O will continue to volunteer to help with landscaping issues. - Explanation of work to be done by landscapers to supplement what the City does. <p>Question: Will fox tail weeds be cleaned by AG.</p> <ul style="list-style-type: none"> - AG will be asked about it. <p>Future Community enhancement considerations</p> <ul style="list-style-type: none"> - Park upgrades discussed. - Shed - Additions to gazebo - Signs at both entrances - Area at the end of Kw Blvd. 	<p>Vice President</p>
	<p>Future Action items</p> <ul style="list-style-type: none"> -Bylaw revisions to be presented in the future. - PerfectMind contract is coming due at the end of this year. Board would like to terminate the contract and find something better. -Communication with City and Greater Windermere Community League. Heidi is the VP of GWCL 	<p>President</p>
	<p>Election of 2023/24 Board of Directors</p> <ul style="list-style-type: none"> - David K and Livleen B did not attend the AGM so their names were removed from running for the board. - Shellie introduced herself. - Self Nominations put to the floor: - Maritza Meneses introduced herself - As there are less than 7 people all people who put their names forward are elected by acclamation. - Motion by VP to appoint members who put their names forward. All in favour. Troy second motion. Passed! 	<p>All</p>
	<p>Q&A</p> <ul style="list-style-type: none"> - Suggestion: Use Robbert's rules of order for AGMs. - Survelance of the fountain - Bylaws about leaving out garbage cans for a week should be limited to one night due to animals - Removal of commercial signs in neighbourhood should not be allowed. 	<p>All</p>

	<ul style="list-style-type: none"> - Question about number of people being in default of paying HOA fees. - Question about shed security if it is built. - Question: Elms in blvds look poor, who to call? City responsible. - Posting of 311 ref# for calls about the crab apple trees that got cut down. - Question: What is the future development of the farm land to the south of KOTR? - Question: Path along the farm area, will it be completed? - Question: Budget item for \$6000 fee for? It is for PM which contract ends Nov 2, 2023. Why was it a line item last year if MLC paid for it. – Originally wasn't going to paid for. - Question : Budget for landscaping: what addition is the addition of \$20,000.00 getting us? It is what wasn't paid last year to CE for not doing the work. - Question: Draining the rink? AG will be dealing the rink. When will it happen? Liner has a hole so it will slowly drain down the hill to the pond. - Question: why did the rink get built when it wasn't part of the original plan? Why was it not located to the green area south of KOTR. – Resident checked into the area and it is zoned to be a park so the rink should be there. Bigger space, flat area, cheaper to run. - Suggestion: Google form to younger people/families in KOTR to find out what they would like to see, what they thought of the rink. - Resident suggested to use schools to build the park benches as her school does it for other areas as class projects. This would decrease the cost. - Mailchip survey could be used for feedback. - Quesiton about bylaw revisions: Will the membership participate in the changing of the bylaws? Yes there will be special meeting. - Community should be involved in big decisions. Troy Miller offerd to lead a sub-committee on communication to see what the community needs and to vote on budget items above a set level. (Suggested expenditures about %5 of total revenue). - Suggeston to add a suggestion page to the website for residents. - Example of big expenditure that was not put to the community is the rink. Resident feels that should not have happened. 	
	Closing Remarks	President
8:30 PM	Meeting Adjourned – Motion by Romus, second by Steve O. 9:08 OM	

Note:

- 1) Please review KOTR HOA FAQ document prior to attending the meeting as questions may have been addressed in this document.

https://www.kotrhoa.ca/about/frequently_asked_questions

- 2) Upon check-in registration, identification (name and property address) will be required in order to confirm all AGM attendees are members in good standing.
- 3) Meeting must be adjourned by 8:30PM due to facility rental time.