

* Minutes are in draft form and are not approved until the next General Meeting of the Owner*
MINUTES - REGAL PARK CONDOMINIUM ASSOCIATION 9912318
ANNUAL GENERAL MEETING

HELD AT:

PLACE: **Renfrew Unit Church, 956 Radnor Avenue N.E., Calgary**

DATE: **JUNE 14, 2005**

* Reconvened due to lack of quorum on June 7, 2005

1. Called to order by the Chairperson at 7:30 p.m.;
2. Calling of the Roll and certifying proxies; 46 units represented in person and 11 units represented by proxy. As the AGM of June 7, 2005 did not have enough Units represented, this reconvened meeting is established under Condominium Bylaws, with those persons being present representing the quorum for the same.
3. Proof of Notice of Meeting or waiver of notice; Douglas J. Arnott, Commercial Property Manager/Agent read the notice of meeting as distributed to all Unit Owners on June 8, 2005 in respect to the reconvened AGM; Moved by Unit 355, seconded by Unit 370 to accept notice of meeting as presented. Carried.
4. Reading and Disposing of the June 17, 2004 AGM Minutes – Moved by Unit 679, seconded by Unit 375 not to read minutes. Carried. Moved by Unit 322, seconded by Unit 434, to approve as presented. Carried.
5. Report from Officers -- please reference attached reports.
6. Financial Report – James White, Auditor, Delanoy Ziel reviewed the audit as presented. Moved by Unit 370, seconded by Unit 130 to approve the audit as presented. Carried.
 - General discussion on accounts receivable and how matters are handled, as required by the Condominium Property Act of Alberta and Condominium Bylaws.
 - General review of the approved budget.
 - Insurance cost variance discussed.
 - Contingency Reserve Fund account discussed. Board receives monthly operating and reserve fund account information from CRESI. All is in order and estimated to date.

7. Appointment of Auditors – moved by Unit 434, seconded by Unit 582 to permit the newly elected Board to obtain quotes and award the audit contract at a later date. Carried.
8. Unfinished business – nil.
9. New Business;
 - Window, siding, lot sweeping and line painting pending favourable weather;
 - CRESI discussed corporate structure;
 - Integrated Pest Management discussed (including weed control, pesticide etc.). Owners could also pull their “own weeds”;
 - City of Calgary has been sent letters from the Board and CRESI in respect to the “weedy area” that the City is responsible to maintain;
 - Moved by Unit 471, seconded by Unit 443 to approve the Board to engage contractual services of their choosing in respect to weed treatments, with the condition that areas are roped off, prior notice is posted or delivered to each unit owner the vicinity of the treatment. Carried unanimously;
 - General discussion on rain barrels. Moved by Unit 375, seconded by Unit 130 for the Board to purchase rain barrels for areas of their choosing. Carried with five (5) units abstaining;
 - General discussion on composters, concerns over pest management, maintenance etc. Moved by Unit 422, seconded by 270 to approve owners who wish to purchase the same may do so at their sole cost. Twenty-five (25) in favour, twenty-eight (28) not in favour, motion defeated;
 - General discussion on block parties/BBQ’s;
 - General discussion on the pet policy – the Board will post an update on the website, www.regalpark.org;
 - General discussion on the current landscaper/snow maintenance company, APX;
 - General discussion on pet damage (urine) to common grassy areas. The Board will continue to follow up on this matter and invoice owners for the cost to repair the grass should they not undertake to make the repairs themselves;
 - General discussion on privacy fence issue from Sandlewood (developer);
 - General discussion on forming a Welcoming Committee. Owners were encouraged to put their names forth should they wish to form such a committee (said committee would report to the Board);
 - General discussion on pending installation of handicap signs and general site signage to ensure parking enforcement can be carried out;

- General discussion on the possibility of new mailboxes. The new Board will look at this matter in the future;
- General discussion on magpies. Nothing can be done to “control” their presence on the property;
- General discussion on garbage rooms/doors etc;
- An Owner thanked the Board and CRESI for all of their work.

10. Resignation of Current Board. Douglas J. Arnott, Commercial Property Manager/Agent, Consolidated Real Estate Services to Chair remainder of the meeting. Mr. Arnott called thrice for nominations from the floor. [REDACTED] [REDACTED] and [REDACTED] submitted nominations forms in advance of the meeting to let their names stand for re-election. [REDACTED] put forth her name to stand. [REDACTED] nominated [REDACTED], [REDACTED] accepted the nomination. Moved by Unit 141, seconded by Unit 130 to close the floor and to appoint all members as aforementioned to the Board. Carried

11. Moved by Unit 434 to adjourn the meeting at 9:15 p.m.

Report from ██████████ Communications

The Newsletter was the major role I had with the board. The newsletter attempted to communicate important information without being a waste of paper. The newsletter was created on an as needed basis. Sending out a newsletter for the sake of having a newsletter did not make sense.

The website was adjusted to make sure we offered information that residents needed but not to include information that the rest of the world had no business having access to. We created emails that could send requests to the appropriate board member instead of it all going to one person. This allowed for quicker responses.

At the last AGM there was a concern with privacy so the board adopted a privacy policy. We also added disclaimers to all email communications stating the intended use of the information in an email was only for board business.

Finally my role on the board was to discuss issues that came up throughout the year. The board members worked well together and dealt with each issue as an individual issue with special circumstances and needs. I believe the board succeeded to keep in mind that we are dealing with people's homes and investments.

Regal Park Condominium Corporation Board – Landscaping

There were two residents that held this position, the first leaving due to a move in October. There are many issues that were and continue to be addressed with regards to landscaping.

Highlights for 2004/05

- Regal Park Garden Policy completed – guidelines on where to plant gardens in common spaces, and standardization of maintenance guidelines.
- Pruning on urgent trees completed and to be completed – upon recommendation of arborists, Regal Park should budget for regular pruning on an annual basis (fall).
- Tree catalogue – all trees have been mapped, dead ones removed (and to be removed)
- Dead zones – the dead patches of grass along buildings have been catalogued and will either be replaced by rocks/mulch or planted with drought tolerant shrubs (e.g. juniper, Potentilla). The planting will hopefully be a Garden Club project.
- Garden Club – unfortunately, there weren't any residents able to lead this year, so I have come up with projects that committees can hopefully tackle (tree/shrub watering, planting shrubs, rain barrels).
- Rain barrels – currently researching costs for 50 barrels to be used for watering trees and shrubs (and possibly lawns).
- Lawn maintenance – meeting with APX regarding care of lawns. There were a number of concerns that will hopefully be addressed.

Proposal for AGM: Integrated Pest Management (IPM)

- Residents must accept that our lawns will never be as manicured as a golf course, are high traffic areas in some places, and that there will always be poorly growing patches and weeds. Currently, the main reason for some areas having a larger number of weeds is the poor health and maintenance of the lawns.
- Currently there is a pesticide ban (pesticides include herbicides, insecticides, rodenticides, and any other chemical manufactured for the purpose of killing an organism), due to health concerns in the common areas that are used by residents (especially children) and pets. The board shares those concerns.
- The board encourages residents to hand pull any weeds near their units, at the least removing flowering heads before seeding.
- Moving forward, I propose that we implement IPM for Regal Park grounds, which includes:
 - Minimum grass height of 2.5"
 - Mowing only when necessary and leaving grass clippings on the lawns
 - Aerating in the fall, dethatching (power-raking) only if necessary (i.e. not every year)
 - Fertilizing the grounds in a timed manner (i.e. just before a rainfall)
 - Using alternatives to pesticides (e.g. soap derivatives on trees for tree pests).

Buildings Report

The Buildings portfolio encompasses both emergency building repairs and long-term building maintenance. Most of the emergency building issues are basement repairs. This past year, the board approved two major reserve fund projects: deck painting and window painting. Unfortunately, last summer's weather was not conducive to these projects and work was delayed. The decks were finally finished and the contractor has guaranteed the work. Therefore, any deficiencies need to be report to the management company immediately. This warranty does not cover the normal wear and tear on the deck or stair surface. The window project was not completed but will resume again this summer.

One outstanding issue the board addressed was the conflict regarding the Sandalwood Warranty. After extensive consultation, the Board has elected to not pursue the outstanding issues regarding the deck structures, site drainage and basement cracks. The structural warranty is for five years from the date of compliance, ending on August 31, 2006. Therefore, the issue of backflow devices, as required by the city, is being pursued by the Board.

For the upcoming year, the Board has already approved the washing of the buildings and the windows painting of the parking lot lines and sweeping of the parking lot. As well, the Board has information regarding the repairs to eavestroughing, and replacement of the stairs on the renovated units.