



Homeowner's Association

We're Holding Our AGM!

Come Join Us!!

Monday, November 4th @ WECA (6315 199St)
Registration 6:30pm Meeting 7:00pm

"The Grange Homeowners Association was created to provide a means to uphold the aesthetic standard for our community"

- Come learn about what the Association has done for you over the past year!
- Volunteer with us!
- Motion to approve \$1000 donation to spray park!
- Gift cards to be won!
- Elect a new board and become part of the change!

Check us out: www.thegrangecommunity.ca

or find us on Facebook!

THE GRANGE HOMEOWNERS ASSOCIATION ANNUAL GENERAL MEETING

Location: **West Edmonton Christian Assembly
6315 - 199 Street
Edmonton, AB**

Date: **November 4, 2013**

Registration: **6:30 p.m.**

Meeting: **7:00 p.m.**

AGENDA

1. Call to Order
2. Establish Quorum
3. Introduction of Board Members and Guests
4. Proof of Notice of Meeting
5. Approval of Agenda
6. Approval of Minutes of the Annual General Meeting of Oct. 22, 2012
7. Reports
 - Auditor
 - President
 - Treasurer
8. **Motion:** To approve a \$1000 donation to the Glastonbury Community League, on behalf of the Grange Homeowners Association, to put towards the construction of the community spray park.
9. New Business
 - Election of Board Members
10. Open Floor Discussion
11. Adjournment



The Grange Homeowners Association

October 7, 2013

Dear Homeowner,

Another year has come and gone, and the Grange Homeowners Association is as busy as ever. We have been working towards completing projects both within the neighbourhood and within the association itself. With the coming of our Annual General Meeting, it is time for us to share with you the year's progress, and for you to determine the future direction of the Association. Together we will work towards making our community a better place.

We have had another busy year with projects around the neighbourhood. With the construction on Guardian road, we turned our focus to improvements within the community. We have continued with the fence painting: painting publicly facing fences south of Guardian Road, as well as re-mulching and completing some badly needed maintenance on the flowerbeds within the neighbourhood. These improvements not only improve the look and feel of the community, but also the long term health and condition of the fences and beds.

We have also been busy trying to ensure the long term health of the Association as well. We have worked to bring all our day-to-day administration items in house to reduce our administration costs. As we take over some of these tasks, we are learning what works and what does not work, and are making improvements to our processes to make sure we do not repeat the mistakes of the past. As we become more self sustaining, it will allow us to do more in future years.

For the next year we plan on continuing with painting the remainder of the fences north of Guardian Road, including the fences backing onto Whitemud Drive. Additionally, we are looking into additional options for landscaping, and will continue with improving our internal processes. We always strive to meet the needs of our homeowners and encourage input and feedback into all of our projects. Ultimately as members of the community it is up to you to decide the future direction of the Homeowners Association.

With the passing of another year, the Grange Homeowners Association continues to strive to improve our neighbourhood. However we cannot truly do this without help from you, the members. Please let the Board know what you would like to see within the neighbourhood, and if you can volunteer to sit on the Board. These are your funds being spent, and you have a voice as to how you think they should be spent. I look forward to seeing you at the AGM!

Thanks,

Michael Grove
President, The Grange Homeowners Association
president@thegrangecommunity.ca

Grange Home Owners Association

Annual General Meeting October 22, 2012

1. Call to Order

The meeting was called to order at 7:04 p.m.

2. Establish Quorum

It was confirmed that there were 10 eligible voting members in attendance at the AGM.

3. Introduction of Members and Guests

Outgoing President Sandor Takats introduced the following attendees:

- i) Mike Grove – Outgoing Vice President
- ii) Paul Andrews – Outgoing Treasurer
- iii) Kurt Wilson – Outgoing Secretary
- iv) Kris Schroeder – Outgoing Board Member
- v) Sean Brooks – Director of Communications
- vi) Deanna Thompson – Director at Large
- vii) Steve Dockum – CASKEY & COMPANY LLP Chartered Accountants
- viii) Scott Tywoniuk – Accountant / Auditor

4. Proof of Notice of Meeting

It was confirmed that the meeting notification was mailed out by The Grange Homeowners Association and those members in attendance.

5. Approval of the Agenda

The agenda was reviewed with the members in attendance. The approval of the agenda was motioned and passed.

6. Approval of the 2011 Minutes

The 2011 minutes were approved without changes.

7. Reports

Auditor – Scott Tywoniuk presented the 2011 Audited Financial Statements. Mr. Tywoniuk answered questions regarding the statements and the Association's financial situation. A question was asked and answered regarding the 2012 budget.

President – Sandor Takats reviewed the history of the Homeowners Association and what had occurred over the previous year. Mr. Takats outlined the major areas where the Association directed its efforts over the previous year:

- overcoming administrative hurdles
- make progress on open communication
- completing valuable work to the community (painting the fence)

Treasurer – Paul Andrews presented and reviewed the 2012 budget and the updated Actuals to August 31. Mr. Andrews explained that there were significant administrative costs in 2012 so far due to the issuing of invoices and of significant feedback from community members. A question regarding future reduction in admin, legal, and accounting costs was asked. Mr. Andrews explained that the new board will be responsible for reducing the overall administrative costs, although there shouldn't be an issue in making those reductions. A question regarding 2013 fees was also deferred to the next board.

8. New Business – Election of Board Members

It was agreed that the new Board Members would determine who the officers would be at the next meeting of the new Board. The following individuals will remain on the board to complete the second year of their respective terms, according to our bylaws:

- i) Mike Grove
- ii) Sean Brooks
- iii) Deanna Thompson

Nominations and approvals were made for the following members:

- i) April Grzech
- ii) Chuck Nelson
- iii) Maureen Ungarian
- iv) Barry Kokotailo
- v) Dinesh Sharma

9. Open Floor Discussion

The floor was opened to discussion and questions. The following points were covered:

- i) The reason for retaining a collection agency to recoup overdue fees. It was explained that the selected collection agency will not affect a homeowners credit score; as well that the agency retained will recoup its own cost via a \$25 fee attached to all homes which were overdue.
- ii) Discussion over requirements of City of Edmonton and the Association. It was explained that the Association exists to supplement City provided services (such as grass cutting, mulching flower beds, planting flowers, etc.) and not to supplant those services. Since the City cannot realistically provide these services as often as the community would like, the Association will fill as needed.
- iii) Community safety issues were mentioned and attendees were encouraged to report any questionable individuals, vehicles or observations to city police.
- iv) The painting of the community fences was explained to be done over a number of years to spread the cost out. It was explained that a decision was made to fix and paint the fence as a way to improve the community.
- v) Individuals who brought up concerns regarding damaged curbs and sidewalks were encouraged to contact the city for assistance as this was outside of the purview of the Association.

The Meeting was adjourned at approximately 8:46 p.m.