

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.