

MAYFAIR BEL-AIRE COMMUNITY ASSOCIATION

**Annual General Meeting
May 7, 2018
Calgary Girls School, 1056-1104 Beverley Blvd SW**

Meeting Minutes

Call to Order

President Mike Hawitt acted as Chair and Nancy Birt acted as Secretary of the meeting.

The Chair welcomed everyone attending this meeting. He declared that proper notice having been given, and quorum being present, the meeting was duly constituted for the transaction of business, and called the meeting to order at 7:05 p.m.

Mike introduced the directors who were present: Michael Hawitt (President), Jeff Hyde (Vice-President), Corey Bachand (Treasurer), Nancy Birt (Secretary), Shannyn de Kruyff (Events), Karen Mazepa (DP/Restrictive Covenant), Jessie Muncaster (Membership), Gina Wiebe (Communications), Bruce Williams (Traffic). Mike also advised that this will be his last year of service as a director.

Minutes of February 1st, 2017 Annual General Meeting

Mike Hawitt asked those present to review copies of the minutes of the 2017 Annual General Meeting.

Moved by Jeff Hyde, seconded by Corey Bachand and unanimously carried, it was resolved that the minutes of the AGM held on February 1, 2017 be accepted and that the Chair and Secretary of the February 1, 2017 meeting be directed to sign the minutes.

Election of Directors and Officers (2017-18)

Moved by Paul Bergman, seconded by Jack Birt and unanimously carried, it was resolved that the slate of candidates presented be elected as directors of the MBCA, to hold office until the next Annual General Meeting of the members of the Mayfair Bel-Aire Community Association.

Report from Constable James Partridge

Mike Hawitt introduced Constable James Partridge, our community resource officer. Constable Partridge provided information on trend lines for property-related crime. While the city averages are up, in our Mayfair Bel-Aire neighbourhood reported crime rates are not changing. Social disorder increases towards McLeod and going north.

He strongly encouraged residents to call 911 (for emergency calls) and 403-266-1234 for non-emergencies. He emphasized that they need to know what's happening. Examples that he mentioned:

- Since this is the season for bottle-pickers looking in blue bins, he suggested that we take a community-wide approach and not put items with value in those bins.
- If community members notice camping on public or private property, call 311 -- police and social workers/support is available for the homeless.
- For graffiti, take pictures and call 311 – they can arrange to remove it on public property and for police to investigate.

- For speeding vehicles, the police can direct resources to sit in the playground zone, but unfortunately the problem often returns when they leave. The community can petition the city for speed bumps, strobes, etc, but he warned that it is a protracted process.

Report from Office of Alderman Jeromy Farkas

Mike Hawitt introduced Chris Carlile, the representative from Jeremy Farkas' office. Chris provided information on the following:

- Update on 14th Street BRT: Farkas was opposed / now focus is to make construction process as painless as possible. Call them if we see issues.
- Secondary Suites: Farkas opposed this because it did not consider communities with restrictive covenants. Now City administration evaluates: if proposal meets specific criteria, it can proceed, but adjacent properties can object.

He then answered specific questions from residents:

- Remedial work on Glenmore Dam: ability to cross Dam just closed, and he does not know the timing of its reopening.
- Retaining wall on 14th Street flyover over Glenmore Trail seems to be weakened because of trucks – structure appears to have splits. He will follow up.
- Who to call regarding potholes. Call 311 or Jeromy's office – he'll leave his card.
- Speedbumps: most effective if MBCA leads and gets resident feedback – they need to be sure there is community support for it.
- Snow removal – current snow moving strategy is not sufficient. Chris indicated that the roads department is currently surveying city staff and citizens re the snow removal strategy. The City's "engage portal" has the survey.

Treasurer's Update

Corey Bachand provided the audited Financial Statements dated September 30, 2017.

He commented specifically on the Casino Funds: two-thirds to three-quarters of the funds have been spent on the Mayfair Bel-Aire laneway development and the balance will be spent by December 2017 on back lane repair and exercise equipment. The Casino account has been closed and AGLC is satisfied with how the money has been spent. Two years ago, AGLC changed the rules and the funds cannot be used for operating costs. We currently do not have any project that would warrant applying to work at another casino.

Our 12-month cash flow projection shows inflationary pressure on events and on-going costs to maintain the laneway (grass cut; lighting, etc.), leading to a deficit going into next year and a likely \$10 increase in the membership fee this year. The MBCA Stampede Breakfast is now a bigger event, and we are looking for donations to support it. We also expect some spending may be required regarding our restrictive covenants.

Corey answered specific questions from residents:

- If Shaw and Telus need to do roadwork in going through the alley to do a communications update, they will cover the expense, not the MBCA.
- The basic membership fee has been \$40 for a long time, adding \$10 is the second time in 5 years.

Moved by John Slofstra, seconded by Paul Bergman and unanimously carried, it was resolved that the audited financial statements of the MBCA be accepted and approved.

Report from Restrictive Covenant Committee

Mike Hawitt explained that, because of the number of new homes being built in our Mayfair Bel-Aire community, a new committee was established to monitor potential property sales and ensure that the seller realtor and buyer are aware of our restrictive covenants. He introduced the members of this committee: Karen Mazepa (committee chair), Carol Morgan and Letha MacLachlan, and Jeff Hyde.

Mike also introduced Chris Davis, a resident of Britannia who has been involved in that community's actions to protect their restrictive covenants, and who will share some of their lessons learned.

Karen and Jeff made informative presentations to help residents understand the importance of enforcing our restrictive covenants. Key points included:

- Jeff receives copies of Development permits issued by the City for properties in our community.
- The City has a "contextual approval" route if an application meets the City's Zoning by-law. The issue for us is that then the City does not require a development permit application, and plans are not disseminated.
 - For example, the setbacks required in our restricted covenants are greater than the setbacks required by the City: the RCs for both Mayfair and Bel-Aire require side yard setbacks to be 10 feet or 10% whichever is greater, while the City's is 8 feet.
 - When we can see the development permit lines, we can ensure that the minimum area standard and side yards front and back requirements in our covenants are met.
- We are trying to ensure that we receive development plans for all proposed changes to see that the plans comply with our restrictive covenants.
 - For example, in 2017, a new property owner in Bel-Aire showed plans to a neighbour. The neighbour saw that the plans did not meet the restrictive covenant requirement and drew a hard line in the sand; the applicant abandoned the process, and the restrictive covenant was protected.
- Otherwise, taking the issue to court would be the only route to protect our restrictive covenants.
- The committee has provided a package and letter to all new builds and renovations, and information cards have been dropped off to all residents.

They were asked about what MBCA would be doing about the City's recent approval of secondary suites / laneway housing.

- The MBCA had written to City Council in March, asking that Bel-Aire and Mayfair be precluded from the proposed changes to Land Use Bylaw 1P2007. Unfortunately, at the recent Council meeting, that did not happen.
- The Mayfair and Bel-Aire restrictive covenants do specify single family, but neighbours therefore have to defend those requirements because the community can't.
- Britannia has set up a \$50,000 war chest, and those funds have been used to support fights by nearby neighbours.

Chris Davis emphasized that educating and informing people will probably solve most issues. However, as a word of caution, he noted that in Mount Royal, 12 houses had breached their restrictive covenants and the community/neighbours never defended those requirements. If someone wants to amend a restrictive covenant, tell the whole community: defend your restrictive covenants or they could become unenforceable.

Chris also noted that the community association in Britannia have suggested it might be worthwhile for our communities to collaborate on potential secondary suites issues.

Events Report

Shannyn de Kruyff reported on recent and upcoming events:

- Over 100 neighbours attended last year's Evening with Neighbours.
- For last year's Stampede event, she added live music and arranged for the Fire Department to bring a fire truck. Both were very popular. This event now draws approximately 300 people.
- For last year's Hallowe'en, she commended the great group of volunteers. Although it was pouring rain, they had rented a couple of tents and about 200 people came.
- She is looking for a host for "Cocktails for Neighbours".
- She continues to encourage sponsors, donations and volunteers.
- The food trucks last year were well attended and supported, and she is exploring other potential new ideas to try, such as family yoga in the park.

Communications Report

Gina Wiebe reported that the MBCA website has been up for about a year. She emphasized that people can sign up on-line to continue to receive emails, because we have not issued a newsletter for about a year.

She also noted that Block Watch and Block Talk use a Calgary-wide app, and she encourages people in our communities to sign up.

Membership Report

Jessie Muncaster reported that participation for this year came in at 66%, which was less than the highest membership level achieved 2 years ago. Membership registration has now moved on-line, and you can also pay on-line. June is the month in which we focus on new and renewed memberships.

Just Purge It will occur on Saturday, May 26, and you can also renew your memberships then.

New Business

Mike Hawitt noted that, having been asked if there is any recourse for house renovations that go on forever, he suggests calling 311 regarding by-law enforcement as well as our Councillor's office.

Jessie raised the issue of speed calming and how to get vehicles to slow down in our neighbourhood.

Moved by Jessie Muncaster, seconded by Bruce Williams and carried, it was resolved that we grant permission to the MBCA (and any subsequent volunteers who come forward) to research and carry out the necessary steps outlined by UUC to investigate speed calming options along Malibou Road, between Maryland Place and Massey Place, as well as Bel-Aire Drive and Belvedere (near the gate entrance). Once the board has completed all necessary steps, the community agrees to allow them to execute the installation of the agreed upon and approved traffic calming measures.

Adjournment

There being no further items to discuss, moved by Jeff Hyde, seconded by Jessie Muncaster, and unanimously carried, it was resolved that the AGM be adjourned.

Chair

Secretary