

MAYFAIR BEL-AIRE COMMUNITY ASSOCIATION

Annual General Meeting

28 February 2022

Held online via Microsoft Teams

Meeting Minutes

1. FORMALITIES

President Jeff Hyde introduced himself and called the meeting to order at 7:04 p.m. He confirmed that notice of the meeting had been given to all members in accordance with the Association's bylaws, the *Societies Act* (Alberta) and all applicable Alberta laws.

President Jeff Hyde stated that Association bylaw #13 requires that 10 voting members be present to constitute quorum for the meeting. List of attendees attached. President Jeff Hyde declared that 10 such members were present, and as such declared that the meeting was properly called and duly constituted and was in order to proceed.

Pursuant to the Association's bylaws, President Hyde acted as Chairman of the meeting. Adrienne O'Reilly acted as Secretary of the meeting.

2. APPROVAL OF MINUTES OF PRIOR ANNUAL GENERAL MEETING

President Jeff Hyde stated that the minutes of the 2018 annual general meeting have been made available for meeting registrants.

MOVED by Jessie Muncaster, seconded by Robert Selzler, that the minutes of the 2018 Annual General Meeting be approved. The motion CARRIED.

3. PRESIDENT'S REPORT

President Hyde introduced the existing board, and gave thanks to Nancy Birt, Karen Mazepa, Corey Bachand and Adrienne O'Reilly who he reported are not standing for re-election to the board again – with a special thanks to Karen for many years of contribution.

President Hyde stated that he hadn't had the opportunity to engage as we did pre-covid, so was looking forward to being able to re-engage both formally and informally in the neighbourhood – and stopping to talk to people without a mask on – and formally with events that have been shelved recently that we've held in the past, such as a food truck event and stampede breakfast.

Looking back on past months and looking forward: what's going to be dominating the board over the next months/years is our work with the city and local communities respecting the Local Area Plan within the context of the Guidebook for Local Area Planning.

President Hyde spoke about the entranceways beautification project, whose impetus was the theft of one of the metal plaques. Special kudos to Glen Huber who saw to the replacement of the plaque and wrought iron fence in Bel-Aire and improvements on the Mayfair side. Recently someone has stolen the *other* plaque and once again we're without one. Glen Huber has ordered a new plaque, to be installed with a much more robust fastening mechanism.

4. TREASURER'S REPORT

Treasurer Corey Bachand reported on the Association's finances:

Balance sheet - he noted the significant increase in cash year over year. Increase in just over \$44K in unrestricted assets – climbed in 2020 and 2021 (social events were cancelled under budget). Balance Sheet: Unrestricted funds – in prior years where AGLC fundraising was done, those funds were restricted as strict guidelines were mandated for use of funds (which couldn't be used for day-to-day operating expenses). Those funds have been gone and we've basically had unrestricted funds for 2.5 years now.

Income statement - 3 big changes were lack of social events, increase in revenue generation due to newsletter advertising (so the newsletter has gone from a straight expense to something that generated cash flow) plus the new legal defense fund. 100% donations, balance at September 30 was \$9,500. Net newsletter gain of just under \$2,500. Budgeted approximately \$5K/year for social activities that were not experienced in 2020 or 2021, thus we have a surplus to allocated to other expenditures. What was decided in early 2021 to take advantage of this extra money was enhancements on Bel-Aire gates (straightening, powder-coating) and replacement of stolen Bel-Aire plaque. Great value for the money that was spent. For 2022 the majority of expense categories look roughly the same, hoping to do our social events this fiscal year. \$3,000 proposed to transfer into the short term investment fund (i.e. our emergency fund) which has historically tracked at \$15K, and some funds used to replace trees in alley, so recouping target of \$15K again. Second would be additional improvement at Mayfair entrance (budget ~\$2,600) akin to the flower pot at Bel-Aire, also another \$1,200 towards needing to replace the Bel-Aire plaque again. Thankfully we have the cash to cover it. This was a year end number before audit fees and insurance premiums, but the funds are available.

5. COMMITTEE REPORTS

- a. **COMMUNICATIONS** – Bob Selzler (Director, Communications) reported that he joined the board in September of 2020. He created the Newsletter program, which has been very successful. We have had many supportive advertisers and the advertising paid for the production, printing and delivery of every home in the neighborhood and raised \$2,800 for our community association – many of whom were from right here in Mayfair and Bel-Aire. Preparing and publishing the newsletter is a huge job. Bob estimated that he spends about two full-time months for every issue, so needs additional people to step up and help, or the newsletter won't be able to continue. Help especially is needed in advertising (recruiting, getting ads, chasing fees, etc.) Hopefully the work gets easier as many advertisers are repeat

advertisers. Every neighbor is encouraged to be a contributing editor – take advantage of what you know, and share your thoughts!

With respect to neighbourly communication other than the newsletter, Bob suggested that it is quickest and easiest to post on the NextDoor app/website; much quicker than waiting for Bob to reply to an email to make the suggestion. If it is a city issue, call 311. Encourage people to be self-sufficient – we're not the neighbourhood watch, and Bob isn't watching his email 24/7. Alternatively reach out to Carol Henke, director of safety.

- b. **RESTRICTIVE COVENANTS COMMITTEE** – Karen Mazepa (Director and Chair of the Restrictive Covenants (RC) Committee) reported that the RC Committee was formed in 2017 with mandate to research and gather info on compliance of new builds and renovations with the applicable RCs.

Since inception of committee in 2017, have reviewed 7 files for Mayfair – 5 for new builds and 2 for additions. There is an upward trend of new builds and additions. Belaire, 17 files reviewed since 2017 – 14 new builds and 3 were new additions.

As the city doesn't take into consideration the RC, when a developer submits a new plan the City automatically approves it as long as it meets the City's building by-laws. The plans aren't always sent to the committee, so as soon as it learns of a proposal the committee contacts the city and requests plans from the file manager. They also contact the owner and developer requesting copy of plans and advising them of RCs – and the risk of not building within requirements.

The discretionary guidelines - typically a City sign appears when seeking a relaxation of city bylaws – here the plans are always submitted to the committee. Committee contacts neighbours and advises them to provide comment to the city. Committee drops off a new neighbour package, including RCs and legal fund information as well as membership registration information. Although current zoning is for single family households, City seems very interested in changing the zoning to allow for multifamily. City is not recognizing RCs when approving DPs so important for committee to enforce RCs. Important because ignoring non-compliance could easily open the door to others for a larger infringement such as multi-family complexes.

Karen Mazepa thanked committee member Carol Morgan for assisting in setting up committee and her hard work and commitment over the years. Carol is stepping off committee but will provide assistance as needed. Karen Mazepa also thanked Jennifer Eisenberg (also stepping down) for the same thing since 2018. Stu Davie has joined and taken on the role as Deputy Chair and will take on role of Chair in Karen's place and on the board. In addition, Jeff Hyde, Karim Lalani and Peter Collins are on the RC Committee. Peter is also the liaison to larger community group. The committee is always looking for more

volunteers so please contact committee for ways you can help. Karen plans to stay on committee to share resources and historic knowledge where she can.

Jeff Hyde thanked Karen Mazepa for great work over the years and its importance in LAP.

- c. **RESTRICTIVE COVENANTS PROTECTION FUND** - Peter Collins (Director responsible for the RC Protection Fund) reported that city planners throughout North America have been calling for more densification, especially in core areas within cities. We are under attack by developers and city officials wanting to build more dense developments within our neighbourhoods. Our RCs limit construction to one single family on each lot and with no secondary suites, as well as with generous setbacks. Substantial densification is proposed including semi-detached, row houses and apartment buildings which would be in direct contrast with our RCs so we must defend and protect our RCs. We must have funds in place (via a legal defense fund) so we can stand up and fight to defend our RCs. The RC Protection Fund started in Spring 2021. Details are available on community association website. To date 24 households have contributed and we sit at \$10K. Goal is \$50K even though this is on the low end of what we could expect to spend. Peter reported that he was aware that in one neighborhood costs to defend against a determined developer is \$90K. We need your financial support to be available. Think of it as an insurance premium What's the preservation of our community / neighbourhood worth to you?
- d. **CITY PLANNING AND DEVELOPMENT** - Bruce Williams (Director, Traffic) reported that Canada Post is considering stopping all residential service throughout Canada and will restrict deliveries to 3 days a week. One of the issues, apart from inconvenience, means we will get a community box somewhere in Mayfair / Belaire which will cause a traffic issue. Canada Post doesn't consult with communities but puts it where they want to - so hopefully once we hear what they plan to do we can intervene and provide suggestions as to where it might be.

Why don't we have a turns signal running into Mayfair or Belaire ? Every year we talk to City and they say first there is not enough traffic flow to warrant it, and second they don't want to interrupt traffic flow on Elbow which is a traffic corridor.

Update on Malibou building: status is unknown. The owner wants to lease to a medical clinic of some kind, but has had no interest to date. When that building gets leased out there will be traffic issues, which will affect people on Melville Place. Permit parking might assist in that area so may have to be considered if and when that building becomes occupied and if traffic becomes an issue.

The City is implementing Local Area Plans (LAP), which group several communities together and will impose long-term zoning and other urban design plans consistent with the City's Municipal Development Plan. Mayfair and Bel-Aire are in area 8, which includes Meadowlark, Windsor Park, MB, Chinook Centre and the industrial area on the other side.

City is going to write up a whole LAP for the whole area 8 and we are one small stakeholder so we may not be represented on the committee. City doesn't appreciate representation from single-family communities. Likely the LAP 8 development plan won't come until 2023, but we're keeping in touch with other areas that are being prepared now in consultation with other stakeholders. More updates will come in the newsletter when we have more information.

President Hyde stated that Bruce Williams is very passionate about the issue so hopefully we can convince Bruce to stay on committee for a few more years – certainly vital to this community but also to other single-family communities throughout the city. It will be a battle.

- e. **MEMBERSHIP** – Jessie Muncaster (Director, Membership) reported that the Association is currently sitting at 65% overall participation which is about average in last 6-7 years. We always drive for a bit higher but is a good participation. Have full membership at \$100 and basic at \$60. 70% are full members and 30% are basic members (of the total 65% participation). A large chunk of our funds do come from membership to provide services and maintenance on an ongoing basis. The annual membership campaign runs in June. Memberships are valid July 1 – June 30, and can be purchased at any time. Purchase or renewal can all be done online. Still accept cheques. Jessie asked that members encourage their neighbors to purchase memberships.
- f. **SAFETY** – Carol Henke (Director, Safety) reported that if you see a crime in progress call 911. If you are aware of a crime after the fact, call the police non emergency number or report online. Bylaw infractions can be reported via 311 or the app or online. If you see a large, dangerous wild animal if imminent public danger call 911 (policy will come and fire will come, but fish and wildlife are slower to arrive on scene). NextDoor App – Carol will post on people's behalf if they're not on the app. Carol's cell 587-899-6187 or email at the safety email. Carol reminded members that we all have a part to play in community safety. Knock on your neighbour's door if you see it left open. Be a "Garage Goalie"!
- g. **EVENTS** – Katharine Schroeder (Director, Events) reported that the Inclusive Communities Initiative was hoping to do a skating event this year but look forward to next year. With COVID restrictions lifting tomorrow, Katharine plans to move ahead with events such as the Stampede breakfast, an evening with the neighbours (let Katherine know if you are interested in hosting), a food truck event as well as a Hallowe'en event. Assistance is always welcome. If interested in event planning, please reach out to Katherine.
- h. **INCLUSIVE COMMUNITIES INITIATIVE** – Adrienne O'Reilly reported briefly on the activities of this group.

6. ELECTION OF DIRECTORS

Jeff Hyde reported that the following persons had agreed to stand as Directors: Jeff Hyde, Peter Collins, Stu Davie, Carol Henke, Jessie Muncaster, Katherine Schroeder, Susan Trylinski, Bob Selzler, Bruce Williams. There were no nominations from the floor. The number of nominees being less than the maximum permitted by the Association's bylaws, President Hyde declared the foregoing persons elected as directors of the Association.

7. APPOINTMENT OF AUDITOR

President Jeff Hyde reported that the *Societies Act* requires that the Association's financial statements be audited, but does not specify any qualifications for the auditor. In the past the Association has used an accounting firm to carry out that audit, because an accounting firm audit was a requirement when expending casino funds. We have expended all casino funds, and we are no longer in a position to apply for these funds because there's nothing within our community that we can use those funds for (non operating expenses). Because we no longer must engage a professional auditor (at a cost of about \$2,000/year), we can instead appoint someone with financial expertise, but at lower (or no) cost to the Association. Outgoing Treasurer Corey Bachand has agreed to act as the auditor. Given his financial experience and knowledge, having been treasurer for several years, Jeff moved and Karim Lalani seconded that Corey Bachand be appointed as the Association's auditor for the next fiscal year. The motion CARRIED.

8. OTHER BUSINESS

President Jeff Hyde opened the floor to other business.

Deanie Petrunia spoke. She lives on Malibou Road, and her home backs onto bike path. She noticed last year that trees run parallel to alley were allowed for tree wells to be filled in by packs and rec and were incredibly stressed from lack of water. She asked the Board to consider hiring a company to re-dig the tree wells and put mulch in them. Deanie would provide a couple of hundred dollars to provide mulch to help with this. If we have summers like we did this year the trees won't survive, and they provide a lot for the community.

Deanie next asked, given RCs and new council, do we know what our councillor's position is. Bruce Williams responded that Kourtney Penner is a big supporter of the guidebook and is not supportive of RCs. She won't support our desire to maintain our RCs. We spoke with her briefly about this but she has not been available for many conversations to date. Her election platform supports densification and she thinks every neighbourhood should have multiple types of dwellings so that every person can live in every neighbourhood.

Deanie commented regarding traffic that other people complain about folks speeding, especially through playground zone. Speed bumps are an ongoing issue but luckily people have not been hurt.

9. TERMINATION

There being no other business, President Hyde declared the meeting concluded at 8:13pm.

There followed an short informal Q&A session:

Karim Lalani asked a question regarding accounting statement. The RC Protection Fund is shown as “revenue”, but is that the proper designation for the money? Would it not be better described as a contingency fund or a contingency trust fund? Corey Bachand responded that that is probably a good idea. The RC Protection Fund was set up as a separate account set up with very specific guidelines on how those funds are to be used. Didn’t want to set up time or money to set up a trust account but certainly could be reclassified on the statements – not a bad idea.

Adam Hadeyat thanked the Board for all the exceptional effort done by Board members – knows how much time and effort it takes to represent the community and keep up the good work. Exceptional newsletter, covenants, events, etc. – just knows how much effort someone has put into that so his hat is off to all board members for their efforts.

Karim Lalani had a special word for Bob Selzler on the work he did on the newsletters.

JEFF HYDE
Meeting Chair

ADRIENNE O’REILLY
Meeting Secretary

LIST OF MEETING ATTENDEES

1. Karen Mazepa
2. Jeff Hyde
3. Adrienne O'Reilly
4. Peter Collins
5. Corey Bachand
6. Jessie Muncaster
7. Bruce Williams
8. Robert Selzler
9. Nancy Birt
10. Karim Lalani
11. Harry
12. Adam Hedayat
13. Bill Christensen
14. Dan
15. Deanie P
16. Dave and Maddy Popowich
17. Geoff Jordan
18. Carol Henke
19. Jennifer
20. Katie McCunn
21. Katharin Shroeder
22. Karim Lalani
23. John Remoundos
24. Giselle Wilson
25. Kristine Klukas
26. Michael Hawitt
27. Samantha Kolas-Gunn
28. Tu David
29. Susan Trylynski
30. Tom Crockett