

UPLANDS OF MACTAGGART HOMEOWNER'S ASSOCIATION

Annual General Meeting

Thursday, October 20, 2022 at 7:00 pm

Website: uplandsofmactaggart.com

Email: uplandsofmactaggart@gmail.com

Terwillegar Community Church - Upstairs

1751 Towne Centre Blvd. NW

Edmonton, AB T6R3N9

MEETING MINUTES

1. Check homeowners list for the meeting

HOA Members present: Bob Montgomery, Allen and Simone King, Craig Leibel and Lisa McKinney, David and Joanne Ross, Guy and Colleen Plamondon, Ken and Ingrid Lang, Larry and Edith Lopatka

2. Call to Order by chair - Bob Montgomery

3. Confirmation of Quorum

4. Introduction of HOA Directors: Bob Montgomery, Allen King, Bikram Daulay (absent); HOA Accounting: Ken Jocksch; meeting minutes notes: Simone King

5. Purpose of HOA Overview:

Overview of HOA responsibilities – Bob Montgomery

Q: What areas are HOA responsible for regarding cutting grass?

A: Boulevards in (common areas), not private residences.

6. Approval of 2021 Annual General Meeting Minutes

a. Motion to approve - Simone King

b. Second for motion - Ken Jocksch

c. All in favour - carried

7. Audited Financial Reports for the 2021 year and other available on the website.

8. Fees in Default/Outstanding - Ken Jocksch

- In arrears over \$500 after Dec. 31, homeowners sent notice

Q: Is notification sent through mail?

A: Every invoice is mailed or emailed.

9. Fees for 2022: Directors propose to remain at \$200

10. Present the 2022 budget - Ken Jocksch

a. Move to approve 2023 budget - David Ross

b. Secunder/any questions (*see Questions/Discussion below) - Ingrid Lang

c. All in favour - carried

*Questions/Discussion

Q: How many households in arrears?

A: 30-35

Q: How many households in total?

A: 202

Q: (David Ross) Those in arrears may not be aware of HOA.

A: (Bob Montgomery) When you purchase home in neighbourhood, it's on purchase agreement.

(Allen King) It is responsibility of lawyer

(Ingrid Lang) Very clear

Q: Is there a reason for refusing to pay?

A: (Bob Montgomery) Only one household very verbal: "Lawyer did not inform." It is their legal obligation.

(Ken Jocksch) - Encumbrance. It sits before mortgage. (Bob Montgomery) Blue Quill first neighbourhood (30 years ago) to start HOA fees. HOA fees is the City working with developers.

Q: How many homeowners groups in Edmonton?

A: (Ken Jocksch) Unsure. New trend in newer neighborhood's.

(Bob Montgomery) Blue Quill HOA member asked me what we're doing to collect fees. I said "caveats."

(Ingrid Lang) Didn't know what fee was for. Daughter explained.

(Bob Montgomery) City doesn't want to raise taxes.

(Allen King) I had to contact the city to have grass cutting done this year and had to escalate it to our City Councilor. They came out within one week of contacting the latter.

(Ken Jocksch) Get the 311 app on your device. Easy to use.

(Bob Montgomery) It's the homeowner's responsibility to cut boulevards.

Q: Who is responsible for cutting boulevards outside rock wall?

A: City's responsibility.

Q: (Guy Plamondon) Propose - money to purchase steel plaque on corner of stone wall (Mactaggart Crest and Mactaggart Drive) to replace the one taken down.

A: (Bob Montgomery) Plaque is in Dave Burrough's garage. It will be put back up.

(Allen King): When the "U" in "Uplands" and "M" in "Mactaggart" was taken a few years ago through vandalism, it was very costly to replace. (Bob Montgomery) Several thousand dollars.

11. Report on Activities

- a. Overview of the Financials to Sept. 30, 2022 - Ken Jocksch
- b. 2022 grounds maintenance report – Allen King

Landscaping Report/Discussion - Allen King

Q: (Guy Plamondon) Landscaping budget?

A: (Allen King) Receives quotes for landscaping each year from interested companies.

- last year received 7 quotes, did a complete walk through the neighbourhood

- considers it a great responsibility with HOA money – therefore, will not just hire any company

- started looking for new landscaper in March 2022

Maintenance

- Allen and Simone King assumed responsibility for planting, watering and fertilizing perennials at front entrance this season because someone had removed the perennials that were planted last year. Allen and Simone King only charged for the cost of the perennials. Their time, water and fertilizer was provided free of charge.

Contract #1: Juniper Planting

- Delta Valley, landscaper planted 50 junipers in Mactaggart Drive median in areas that junipers had been destroyed by vehicle/pedestrian traffic
- they were hired to water 2x per week but only came 2 times the entire summer. Therefore, Allen and Simone King assumed responsibility for watering the 50 junipers 1x per week for the remainder of the season. Their time and water was provided free of charge.

Contract #2: Maintenance of neighbourhood - May through September

- when hiring a landscaping company, the following criteria are considered: cost, services, perceived value, reputation and communication
- Delta Valley was hired to do the following:
 - come out 2x a week on Tuesday and Friday to do the following: litter pick, weeding, pruning, 1 grass cutting in far southwest corner of neighbourhood (however, the City of Edmonton did come out this year to do the cut)
 - Services not up to standard and company agreed. They blamed this on staffing issues. Service agreement was terminated at the end of August.
 - Allen and Simone King assumed responsibility to perform three thorough litter picks from September to October in order to maintain cleanliness and aesthetics in neighbourhood.

Contract #3: Arborist, David the Tree Guy, was hired to remove dead trees in the neighbourhood at a greatly reduced cost compared to other quotes. The team did very well and will be invited back next year for further work.

The City of Edmonton was contacted to fix the ravine pathway closest to Mactaggart Drive where the asphalt had buckled. They came out and addressed this with paving of new asphalt. In addition, the City of Edmonton cleared trees/shrubs along the ravine pathway with a clearance of three to four feet on either side as a safety measure for those utilizing the pathway. This was done in previous years by our landscaper.

12. Election of Directors for 2023

- a. Current Directors are Bob Montgomery, Allen King, and Bikram Daulay.
- b. Article 38 states that a retiring director shall be eligible for re-election for a total of four annual terms. At the end of the fourth term the director must not serve on the board for one year before they are eligible for re-election. One (Bob Montgomery) of the three current board members has served for over four years.

- c. Request nominations for up to five board members - Allen King and Bikram Daulay are eligible for re-election.
 (Bob Montgomery) I'm stepping down. Will volunteer for transition but won't serve this year.
 (Bob Montgomery) I nominate Allen King to serve as Director
 (David Ross) Second
 (Ken Jocksch) Agreed to send an email requesting support.
 (Bob Montgomery) I nominate Bikram Daulay to serve as Director
 (Allen King) Second
 (Simone King) Thank you, Bob, for your time on the Board.
 (Bob Montgomery) 13 or 14 proxies - we have a quorum
 (Ken Jocksch) make sure everyone has their email address on sign up sheet.
- d. Move to declare nominations cease.
- e. All in favor of the nominations as Directors for 2023. Allen King and Bikram Daulay - carried


13. New Business

- a. Projects planned for 2023 - Allen King and Bob Montgomery
 (Allen King) Plan for next year: (landscaper will be hired to do) litter pick, weeding, dead trees removed, mulch in boulevards.
 (Mulch was to be added to Mactaggart Drive median this September; landscaper did not show up/postponed job five times due to staffing issues, so this vendor was cancelled. A different one will be hired for next season.)
 (Bob Montgomery) Lighting at the Rabbit Hill entrance:
 - was not able to locate solar lights that last in winter months. Still working to get details of a company who can do this.
 (Contacted one company who said they will be able to deliver in several months and we are waiting for quotes)

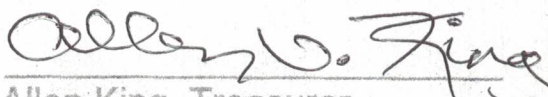
14. Nomination for appointment of Auditor for 2022 - Michael Wilde, CA

- a. Seconder David Ross, Colleen Plamondon
- b. All in favour - carried

15. Adjournment – Bob Montgomery



 Bob Montgomery, President
 Date Nov 15, 2022



 Allen King, Treasurer
 Date November 17, 2022