



Woodhaven – Edgemont Homeowners Association (HOA) **Annual General Meeting Minutes**

Date: Thursday, April 21, 2022

Time: 6:45 – 7:00 pm Sign-in

7:00 – 8:07 pm Meeting

Format: Virtual (Zoom)

Attendees:	<ul style="list-style-type: none">▪ Blair Dagg, President▪ Darcy Weiss, Vice President, Maintenance Committee▪ Krystal Brodeur, Treasurer▪ Corey McEachern, Director, Communications Committee (Scrutineer for AGM)	<ul style="list-style-type: none">▪ Jessica Palsat, Secretary▪ George Alvarez, Director, Communications and Beautification Committees▪ Matt Klassen, Director, Maintenance Committee▪ Toni Laurie, Director
Other	▪ 34 Participants and 9 Proxies	
Guests:	City of Edmonton Councillor Sarah Hamilton	

1. 7:02-7:24pm: AGM address by Councillor Sarah Hamilton.

- Naturalization:
 - Naturalization borders being established in communities.
 - Source of frustration in the last two years.
 - City of Edmonton is working to address questions and concerns.
- Aerial mosquito spray discontinued in City of Edmonton residential areas but is being used in ditches.
- Traffic lights to be installed at Elston Gate and 199th Street.
- 215 Street:
 - Improvements, work dependent on progress of residential development.
 - No work yet between 35 Avenue and 62 Avenue.
 - As development increases and is completed, so will the roadway work.
 - Maskekosihk is scheduled to reopen in June – will alleviate traffic in the Edgemont community.
- Edgemont School: Edgemont Community League is starting an advocacy group
- HOA's can enter into maintenance agreements with the City of Edmonton
- On-Demand Transit:
 - Advocating for additional On Demand Transit stop in/closer to the community.
 - Currently goes to nearest transit hub (Lewis Farms).
- Big Island Provincial Park (Enoch):
 - Need adequate infrastructure to support level of interest, and to address community impact.
 - Conservational or Recreational Park?
- Lewis Farms Recreation Centre has been approved.
- Q&A with AGM participants.

2. Call to Order at 7:24 pm

- Introductions of the current board members
- AGM Secretary and Scrutineer
 - Secretary – Jessica Palsat
 - Scrutineer – Corey McEachern



Woodhaven – Edgemont Homeowners Association (HOA)
Annual General Meeting Minutes

- Housekeeping items
 - Voting
 - a. Four (4) votes at this AGM (3 votes are “yes” or “no” questions; 1 vote is to elect board members)
 - b. Will be done using Zoom polling.
 - c. There can only be one vote per household even if more than one household member is attending the Zoom meeting.
 - Motions
 - a. Members in attendance are welcome to motion and second voting items on the Agenda. For the AGM, we will only be voting on items that are part of the Agenda. No other motions will be accepted.
 - b. If you are presenting a motion or seconding a motion, raise your hand and you will be instructed to unmute.
 - c. After a motion receives a second, the motion will be open to the membership for discussion.
 - d. If you would like to discuss a motion, please raise your hand. You will be instructed to unmute, at which point you can address the board and the membership.
 - e. If there are multiple members who would like to discuss a motion, discussion will be in the order in which hands are raised.
 - f. Those speaking out of turn will be muted by the panel.
 - General Discussion
 - a. Members will have an opportunity to speak during General Discussion, but to ensure orderly discussion, we ask that participants raise their hand indicating they would like to speak, or to post their question in the Chat function.
 - b. To ensure equal opportunity for questions, discussion will be limited and should additional information be required, it will be distributed to members at a later date.
- 3. Notice of meeting and verification of Quorum and ProxiesCorey McEachern confirms quorum including those attending by Zoom and those who have assigned a proxy, that their proxy is present in the Zoom meeting.
 - 34 attending via Zoom and 10 Proxies.
- 4. Adoption of Minutes of April 15, 2021 AGM – Vote
 - Motion – Matt Klassen, Second – Corey McEachern
 - Title of Poll: **Adoption April 15, 2021 AGM Minutes**
 - Question to membership: ***Are you in favour of accepting the minutes from the April 15, 2021 AGM posted on the Woodhaven-Edgemont web page?***
 - 1. Yes or No
 - 2. Motion passed unanimously.



Woodhaven – Edgemont Homeowners Association (HOA)
Annual General Meeting Minutes

5. Presentation of audit reports and financial statements for December 31, 2021
(woodhaven-edgemont.ca)
6. Appointment of new Auditors for the 2022 fiscal year.
 - Motion: **To appoint Jamie Malimban and Jessika Dubon as auditors for the HOA for 2022.**
 - Motion – Krystal Brodeur, Second – Anthony Olivares.
 - Title of Poll: **Auditor 2022.**
 - Question to membership: **Appoint Jamie Malimban and Jessika Dubon as auditors for the HOA for 2022?**
 1. Yes or No
 2. Motion passed unanimously.
7. Special Resolution #1:
 - Motion: **Increase HOA fee by 4.6%, equivalent to the City of Edmonton CPI for 2021, to \$78.45.**
 - Motion – Krystal Brodeur, Second – Matt Klassen.
 - Title of Poll: Special Resolution #
 - Question to membership: **Agree to increase HOA fee by 4.6%, equivalent to the City of Edmonton CPI for 2021**
 1. Yes or No
 2. Motion passed unanimously.
8. Special Resolution #2:
 - Motion: **Increase HOA fee for 2023, equivalent to the City of Edmonton CPI for 2022.**
 - Motion – Krystal Brodeur, Second – George Alvarez.
 - Title of Poll: Special Resolution #2
 - Question to membership: **Increase HOA fee for 2023, equivalent to the City of Edmonton CPI for 2022**
 1. Yes or No
 2. Motion passed unanimously.
9. Election of Directors
 - Board is made up a maximum of nine (9) and minimum of five (5) directors.
 - Four (4) current directors continue to 2023 (Anthony Olivares, Jessica Palsat, Toni Laurie, Blair Dagg)
 - Five (5) directors are to be elected for a two-year term.
 - Motion – Anthony Olivares, Second – Jessika Dubon
 - This evening's election is comprised of:
 - The four (4) current board members, and
 - One (1) community member has put their name forward:
 1. **Brendan Legg**
 - At this time we would like to confirm your interest to serve on the board.



Woodhaven – Edgemont Homeowners Association (HOA)
Annual General Meeting Minutes

- *If one member drops out, no vote is needed.*
- *If all members want to run, we need a vote and move to Voting.*
- Are there any other members present in this evening's Zoom event, who would like to put their names forward?
 - *If there are no additional names and one of the four members above have removed their intention to run, no vote is needed.*
 - *If there are additional members, they will need to be added to the Zoom voting list.*
 - *If a vote is needed, move to Voting.*
- Title of Poll: Election of Directors
- Question to membership: Please choose five of the following available candidates.
 - Darcy Weiss
 - Matt Klassen
 - Corey McEachern
 - Krystal Brodeur
 - Brendan Legg
- 1. Yes or No
- 2. Motion passed unanimously.

10. Voting

- Upon voting completion, move to general discussion while votes checked and confirmed.
- The following members have expressed their interest to fill the nice seats, with the length of terms and positions to be decided by the Board at their first meeting:
 1. Blair Dagg
 2. Darcy Weiss
 3. Krystal Brodeur
 4. Corey McEachern
 5. Matt Klassen
 6. Anthony Oliveras
 7. Toni Laurie
 8. Jessica Palsat
 9. Brendan Legg

11. Formal Meeting terminated at 8:07 pm.

12. General Discussion:

- Landscaping work done in 2021.
- Beautification Committee initiatives and accomplishments in 2021.
- Naturalization: Continuous discussions with City of Edmonton about the naturalization of the pond area.
- Garbage, debris and refuse in areas near new development.



Woodhaven – Edgemont Homeowners Association (HOA)
Annual General Meeting Minutes

- Community clean-up.
- Pond area and beds: replacement of dead trees.
- Contact 3-1-1 when City of Edmonton tasks must be addressed (e.g., mowing, weeds, maintenance on City of Edmonton property).
- Community feature sign: discussions with City of Edmonton and Walton.
 - City of Edmonton can subdivide section of land and lease part of it to the HOA.
 - Walton has been contacted to address costs of consultation and lease.
- City of Edmonton Maintenance Agreement: Is not entirely applicable to Woodhaven-Edgemont HOA as we do not own assets or equipment.
 - Requested City of Edmonton to revise Maintenance Agreement specific to our HOA.

13. Meeting terminated at 8:45 pm.