



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

Date: Wednesday, April 24, 2024

Time: 6:30 –7:00 pm Sign-in
7:00 – 7:50 pm Meeting

Place: River West Christian Church (Multi-purpose Room):19815-45 Avenue

Attendees:	<ul style="list-style-type: none">▪ Blair Dagg, President▪ Darcy Weiss, Vice President▪ Krystal Brodeur, Treasurer▪ Jessica Palsat, Secretary	<ul style="list-style-type: none">▪ Matt Klassen, Director▪ Toni Laurie, Director▪ Corey McEachern, Director, Scrutineer for AGM▪ Brendan Legg, Director
Other	<ul style="list-style-type: none">▪ 21 Participants and 35 Proxies	
Guests:	N/A	

1. Call to Order at 7:00 pm
 - Introductions of the current board members
 - AGM Secretary and Scrutineer
 - Secretary – Jessica Palsat
 - Scrutineer – Corey McEachern
 - Housekeeping items
 - Voting
 - a. There can only be one vote per household even if more than one household member is attending the 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. After a motion receives a second, the motion will be open to the membership for discussion.
 - c. If you would like to discuss a motion, please raise your hand to address the board and the membership.
 - d. If there are multiple members who would like to discuss a motion, discussion will be in the order in which hands are raised.
 - 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.
 - 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.
2. Notice of meeting and verification of Quorum and Proxies: Scrutineer confirms quorum including those attending in-person and those who have assigned a proxy, that their proxy is present at the meeting.
 - 21 attending in-person, and 35 Proxies.



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3. Adoption of Minutes of April 12, 2023 AGM – Vote
 - Motion: **To approve the minutes from the April 12, 2023 AGM posted on the Woodhaven-Edgemont web page.**
 - Motion – 5616 Edworthy Court NW, Second – 5440 Edworthy Way NW
 - Motion passed unanimously.
4. Presentation of audit reports and financial statements for December 31, 2023 (woodhaven-edgemont.ca)
5. Appointment of new Auditors for the 2024 fiscal year.
 - Motion: **To appoint Judy Parker (5440 Edworthy Way), and Jessika Dubon (5412 Edworthy Way) as auditors for the HOA for 2024.**
 - Motion – 5912 Edmonds Crescent, Second – 5616 Edworthy Way.
 - Motion passed unanimously.
6. Special Resolution #1:
 - Motion: **Increase HOA fee, equivalent to the City of Edmonton CPI for 2024.**
 - Motion – 5912 Edmonds Crescent, Second – 5529 Edworthy Way.
 - Motion passed unanimously.
7. Election of Directors
 - Board is made up a maximum of nine (9) and minimum of five (5) directors.
 - Four (4) current directors continue to 2025 (Jessica Palsat, George Alvarez, Toni Laurie, Brendan Legg)
 - Four (4) directors are to be elected for a two-year term (Darcy Weiss, Krystal Brodeur, Matt Klassen, Corey McEachern)
 - Motion – 5912 Edmonds Crescent, Second – 5436 Edworthy Way
 - This evening's election is comprised of:
 - The four (4) current board members, and
 - One (1) community member has put their name forward:
 1. **Richard Laslo (5440 Edworthy Way)**
 - Motion passed unanimously.
8. Woodhaven-Edgemont HOA Board of Directors
 - The following members have expressed their interest to fill the nine seats, with the length of terms and positions to be decided by the Board at their first meeting:

• Darcy Weiss	• Krystal Brodeur	• Corey McEachern
• Matt Klassen	• George Alvarez	• Toni Laurie
• Jessica Palsat	• Brendan Legg	• Richard Laslo
9. Formal Meeting terminated at 8:03 pm – after General Discussion.



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10. General Discussion:

- Community boundary
- Nature reserve
- Naturalization plan
- Use 3-1-1 and let HOA Board of Directors know so they can follow-up if necessary
- Other HOAs in the area:
 - Rohit (Woodhaven 2)
 - Brookfield does not and will not have a HOA
 - Other Edgemont neighbourhoods (north of 35th Avenue) do not have a HOA
 - Fences (public-facing):
 - Quotes obtained for cost to paint the wooden fences
 - Information will be posted to the HOA website and Facebook
 - Community clean-up event
 - Developer/contractor garbage is piling up and blowing around the community
 - Graffiti on utility boxes
 - Woodhaven-Edgemont sign (aka, community feature):
 - Looking into having it installed on the pond side of Edgemont Blvd. and Edgemont Way.

11. Meeting terminated at 8:03 pm.