

**Bridle Estates Homeowners' Association**  
**Ninth Annual General Meeting**  
**June 13, 2023**  
**Glenmore Christian Academy**  
**10520-24th Street SW Calgary, Alberta**

**1. Chair's Welcome/Call to Order**

Stephen Howell, Board President, called the meeting to order at 7:00 PM; and welcomed unit owners and invited guests.

**2. Introduction of Current Board and Guests**

-The Chair introduced the remaining Board of Directors: Barry Manovich -Treasurer; Pauline Huff - Secretary; Sharon Turner; Wendy Lewin, and Brent Jespersen - Directors-at-Large.  
-Joanne Pilling represented SIMCO Property Management Inc.

**3. Proof of Notice of Meeting**

-Stephen reported that the Notice of Meeting had been mailed with the date and time of the meeting, the meeting Agenda, the draft minutes of the 2022 AGM (initially the incorrect 2022 draft minutes were sent to homeowners in the package and Joanne Pilling sent an email to all homeowner's including the correct minutes. Additional copies of the correct minutes were also available at the AGM), the 2022 Audited Financial Statement, the President's report, a proxy form, and the notice of Board of Directors' Motion

**4. Establishment of Quorum**

-The quorum for unit owners of the Bridle Estates Homeowners' Association is not less than 20% of the units or 36 units personally represented or by proxy.  
-Joanne Pilling advised that there were in attendance

- 58 owners
- 11 proxies
- 69 total

-The Chair advised that quorum was met and since notice had been given in the required manner, the meeting was properly constituted for the transaction of business.

**5. Approval of the May 31, 2022 Annual General Meeting Minutes**

**Motion:** 73 Bridle Estates Road and Seconded by 112 Bridle Estates Road to approve the minutes of the Annual General Meeting held on May 30, 2022.

No errors or omissions were noted.

The motion was carried.

**6. Auditors 2021 Financial Report**

Barry Manovich acted on behalf of Cody Hull from Hyde and Hull Chartered Professional Accountants, the Association's Auditor. Barry specifically reviewed paragraph two on page

three (3) indicating that the financial statement is in accordance with Canadian Accounting Standards and then highlighted key parts of the Audited 2022 Financial Statement.

Question: What was the account receivable amount from? Answer- this was due to overdue homeowner monthly fees not yet collected. Collections are fully up to date at this time

Question: 29 Manor- why was there an increase in landscaping fees? Answer – this was due to 2.5% raise in fees in the contract with Calgary Services

Question: Does Calgary Services re-use the black garbage bags they collect compost in?

Answer – the BOD will look into this. Possibly use compostable bags

## **7. Approval of 2022 Audited Financial Statement**

Motion: 12 Bridle Estates Place and Seconded by 52 Bridle Estates Road to approve the 2022 Audited Financial Report as presented by Barry Manovich on behalf of Hyde and Hull  
The motion was carried.

## **8. Board of Directors Report**

The following report was mailed to the homeowners along with the meeting notice.

### **President's Annual Report to Bridle Estates Homeowners**

**June 13, 2023**

**Website:** <https://www.bridleestateshoa.com>

Presented as a summary of the key initiatives undertaken by the Bridle Estates Homeowners' Association from May 30, 2022, to June 13<sup>th</sup>, 2023.

- Homeowner's fees were increased to \$170.00 monthly beginning January 1, 2022, and remain unchanged for 2023.
- New President and Board Chair appointed. Stephen Howell
- New communications strategy initiated.
  - Upgraded Web Site Launched
  - From The Board Table Report issued after every Board meeting
  - Bridle Estates Facebook Page launched by Homeowner. (Community initiative)
  - Redesigned Community Quarterly Newsletter launched.
- New Code of Ethics policy established. Can see it on our website on the About Us page.
- Reliance Asset Consulting has been engaged to perform a Life Cycle Study. This study will be conducted over the next several months and inform us of our short-term and long-term capital reserve requirements.
- 24<sup>th</sup> Street fence gap was closed.
- Stoney Trail Sound Wall Bid is out. Construction of the wall is scheduled to be built in 2023.
- Committee structures and associated policies were reviewed and updated:
  1. Architectural Controls Committee
  2. Grounds Maintenance Committee

### 3. Social Committee

- A committee of homeowners is reviewing the linear park pathway for repairs, etc.
- Condo Board Association has invited us to attend a meeting for an update on their vision for the wooden fence bordering the north portion of our development. An update will be provided after our discussions.
- Pavilion landscaping improvements were contracted and completed.
- A Board of Directors Succession Planning has been recirculated and the election of 4 new Directors will occur during the 2023 AGM time frame.
- We have contracted Bartlett Tree Experts to prune, fertilize and map out our trees and shrubs in our common areas.
- The Linear Park landscaping will continue with Garden Essentials and Aqua Efficient Ltd. will remain our irrigation provider.
- Calgary Services continues as our Snow Removal and Lawn Maintenance provider now in year two of a four year contract.

### 9. **Recognition of Retiring Directors and Community Volunteers**

The two-year term expired for Brent Jespersen and he is not standing for reelection. Sharon Turner paid tribute to Brent for his work on the BEHOA Board.

Randy Parsons had to step down from the BEHOA for personal reasons – Sharon thanked him for his service to the community

Jonathon Chapmen was given a special recognition for all his work in our community ranging from IT/Website support to Advocating for our community with the province regarding the ring-road, to being a helpful neighbour to so many in our community.

The many volunteers who help out quietly in our community whether on committees or just “because” were recognized for their significant contribution to Bridle Estates Community

### 10. **Election Results**

Appropriate notices were sent via the Board’s Gmail for nominees to fill the four vacancies for the Board Directors. Homeowners were asked to send their bios to Joanne at SIMCO. Three homeowners put their names forward, therefore, no election was required.

Pauline Huff, Wendy Lewin and Marg Sorge let their names stand for election and were acclaimed as the new Board of Director members for two-year terms.

### 11. **Introduction of New Directors**

Stephen welcomed Marg Sorge back to the Board of Directors

### 12. **New Business - Notice of Motion – Presented by Wendy Lewin**

**MOTION:** Moved by the Board of Directors and seconded by Donna Marasco, that the BEHOA approve an allocation of \$2000 in Budget 2023 to enable the Board’s Social committee to organize social events for the Bridle Estates community.

#### **Background**

The Board approved the 2023 budget in November, 2022. It contained, for the first time, an amount of \$2000 to be used by the Social Committee to support the organization of social events for residents in 2023. To date, none of these funds has been spent. We had a bit of money left over from funds raised many years ago by volunteers who organized community barbeques in the early years as Bridle Estates was getting established. It was these excess funds that were used to host social events recently such as Neighbor Day refreshments, occasional subsidizing of ticket prices for community barbeques, and refreshments for caroling at the pavilion last December.

In recent years, the Board of Directors surveyed the community seeking input regarding possible improvements to the pavilion, and we received many suggestions about social events that people were interested in having. That is why the Board established a Social Committee with a mandate to organize some annual social events for everyone. We believe these events are important and contribute greatly to the quality of life for many people in our community.

### **Homeowner Association Fees**

The Board is well aware that the purpose of our HOA fees is to cover the cost of winter snow removal, summer lawn maintenance, property management, and capital reserve allocations.

That said, we are asking for the community's support of our \$2000 allocation to the Social Committee to enable the committee to provide some social events for our homeowners.

**There were no questions from homeowners and a vote by show of hands was taken. Motion carried.**

## **13. Questions and Answers**

-253 Road - raised concerns over the condition of the north fence between Bridle Estates and the Condos. Barry explained that it is up to the condo board to deal with this issue and he had a productive meeting with them in the past month and they discussed various solutions. The Condo Board is looking to replace fence in 2024. If we build a fence on our property, owners next to the fence will lose some of their yard. Another issue is some BE homeowners have garden beds pushed up against the fence causing the bottom "stringer" to rot. We will ask Homeowners to rectify this.

-32 Manor – raised a concern about non- Bridle Estate homeowners using the linear park area as well as "hanging out in the pavilion. If people are trespassing you can ask them to leave, take their photo and report to 311 or just report to 311. This goes for dogs off leash or owners who don't pick up after their animals.

Should we look at gates or more signage? BOD to look into

-127 Mews- should we look at cameras to help security in our community

-222 Road – discussed dead grass by their driveway. Probably due to salt or snow removal. Suggestion given was to consider a small strip of gravel here.

-21 Manor – questioned days they can water. We will ask Calgary Services for a map as to who has cuts on Tuesday vs Wednesday – weather dependent of course

- 112 Road – wanted a list of contacts for all residents in Bridle Estates HOA. We can't do that due to privacy laws but we encourage going around and introducing yourself to your neighbours and attend as many social events as you can. Joining the Facebook group is a good way to stay connected too.

- 155 Mews – wants to let us know he felt Calgary Services was sloppy in applying herbicide this Spring. We will talk to them
- 304 Road – are we overwatering linear park? Barry clarified it is 3X a week but each zone is only for 4 minutes
- 60 Place– this resident just wanted to let us know she is having a skunk problem and was looking for any suggestions from other homeowners
- 48 Road – thanked BOD for all their work to make this community a great place to live

#### **14. Closing Remarks**

-Thank you to all of you for taking the time to come out to our AGM

#### **15. Adjournment**

The meeting adjourned at 8:15 PM.

**Minutes Submitted by Pauline Huff - Bridle Estates Board Secretary**

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