

# Copperwood Homeowners Association

## 2023 Annual General Meeting Minutes March 21, 2023

Agenda Item	Discussion	Action
<b>1. Welcome</b>	<p><b>Called to order</b> by Al Dredge at 1902hrs</p> <ul style="list-style-type: none"> <li>Quorum met: over 10 households present at Call to Order</li> </ul> <p><b>In attendance – total 12:</b></p> <ol style="list-style-type: none"> <li>Al Dredge – 920 Hope Way</li> <li>Brad Abel – 5019-213 St.</li> <li>Ryan Henry –</li> <li>Orest Dmytryshyn – 21103 48 Ave.</li> <li>Kris and Brian Schinke – 4803 211 St.</li> <li>Ron and Geri Dawson – Hope Road</li> <li>Kristen Smith – 4816-212 St.</li> <li>Kalina Garritty – 4816-209 St.</li> <li>Patricia Kimmitt – 4916-210 St.</li> <li>Al Warkentin – 1022 Hope Road</li> <li>Shawn Thompson – 4820-209 St.</li> <li>Melody Mitchell –</li> <li>Mike Wilman –</li> <li>Stephanie Provencher –</li> <li>Kris Elliot – 2009 Hope Road</li> </ol>	Quorum met
<b>2. Approval of Agenda</b>	No objections raised or noted	
<b>3. Review and Approval of Draft Minutes</b>	<p>Adoption of Minutes from 2022 Annual General Meeting.</p> <p>Motion by Ryan Henry, second by Ron Dawson – all in favour and there being no objections, approved as presented.</p>	To be made available on the CHOA webpage
<b>4. Presidents Report</b>	<p>High level summary of events and acknowledgement of the attendees.</p> <ul style="list-style-type: none"> <li>Previous Board introduction</li> <li>Year in Review</li> </ul>	
<b>5. Treasurers Report</b>	<p><b>Summary of Revenue and Expenses</b></p> <ul style="list-style-type: none"> <li>Revenue of nearly \$59k</li> <li>Operating Expenses of just over \$11k</li> <li>Maintenance Expenses of just over \$34k</li> <li>Profit of about \$13.5k</li> <li>Approximately \$67k in the bank plus GICs for a total of approximately \$135k</li> </ul>	
<b>6. Past Actions</b>	Motion to ratify past actions of the board by Ron Dawson, second by Mel – all in favour and there being no objections, passed	

# CHOA

## 2023 AGM Minutes March 21, 2023

<b>7. Appointment of Auditor</b>	Angie Smidt will be asked to audit financials for the upcoming year.	
<b>8. Appointment of Board of Directors</b>	<p>Directors on second year of term: Greg Bentz, Kristen Smith, and Al Dredge.</p> <p>Open call out for anyone interested in being a director. The following were nominated:</p> <p>Kalina Garritty, Brad Abel, Ryan Henry, Orest Dmytryshyn, Patricia Kimmitt</p> <p>Nominations accepted by acclamation, no objections noted</p> <p>Executive Positions to be established at the next board meeting.</p>	
<b>9. Resident Questions</b>	<ul style="list-style-type: none"><li>• Thoughts to cancel the convenience fee.</li><li>• Thoughts to consider the cost of watering flowers or flowers in general.</li><li>• Thoughts to including advocacy element to the bylaws</li></ul>	To be included in an Agenda of a regular Board Meeting
<b>10. Closing</b>	Meeting adjourned by Al Dredge at 2015hrs	

# **Copperwood Homeowners Association**

(the "Association")

February 1, 2023

TO: Home Owner

RE: Notice of Annual General Meeting

It is that time of year again! The Copperwood neighborhood is one year older and your Homeowners Association have spent some of your money. You should come find out how we spent it. Moreover, if we do not achieve quorum (minimum number of people attending the meeting) we risk the dissolution of the board and the appointment of a Management Company that would inevitably increase annual fees at no additional gain to the neighborhood.

This year's AGM will be hosted in-person and virtually. Please indicate your preference by emailing such to [info@copperwood-edmonton.com](mailto:info@copperwood-edmonton.com) Should you choose the Virtual Option, you will receive an Invitation Link in reply.

**In-person Location: #201, 5607-199 Street** [Remax Excellence offices]

**Zoom Link:** This will be provided as a reply to your email to [info@copperwood-edmonton.com](mailto:info@copperwood-edmonton.com)

**Date: March 21, 2023**

**Time: 19:00-20:00** [7:00-8:00pm]

**Please RSVP as above**

If you have any questions, feel free to reach out. The board of the Copperwood Homeowners Association is looking forward to seeing you.

Sincerely,

Copperwood Homeowners Association

Al Dredge  
President



**Copperwood Homeowner's Association**

**Annual General Meeting**

**March 21, 2023**

**PRESIDENT'S REPORT**

- 1) Thank you for attending this evening.
- 2) 2022 Board Members:
  - a. Brad Abel, Vice President
  - b. Greg Bentz, Secretary
  - c. Ryan Henry, Treasurer
  - d. Rob Gibbons, Director
  - e. Orest Dmytryshyn, Director
  - f. Kristen Smith, Director
  - g. Paul Jones, Director, resigned in January

- 3) My personal opinion is that the Copperwood neighbourhood is being monitored and well looked after. Maintaining a nice looking area is of importance to all homeowners. Your board of directors have been keenly interested in it's upkeep and appearance.

Last year, residents attending this meeting asked for flowers to be kept up; continue to deliver Welcome letters to new owners; improve our social media and to keep pressure on the city to look after the walkways. We did well in some instances and poorly in others. These are ongoing items which your new board will continue to develop and improve.

- 4) Items completed include: lowered costs on doggie bags; hired a company to water flower pots; held a neighbourhood barbeque in August; made repairs to the Library stand; transferred the Copperwood HOA website to a new hosting service; installed new mulch along pathways and held 4 Board of Director meetings during the year.

It has been a pleasure serving on your board for the past year. Thank you for giving me that opportunity.

Respectfully submitted,

Al Dredge, President

# Copperwood Homeowners Association

## Profit and Loss

December 2021 - November 2022

	Total	
	Dec. 2021 - Nov. 2022	Dec. 2021 - Nov. 2022 (YTD)
<b>INCOME</b>		
Revenue		
Caveat Registration	1,750.00	1,750.00
Interac Convenience Fee	624.60	624.60
Interest Income	1,116.63	1,116.63
Late Fee	4,126.04	4,126.04
Member Fees	51,253.54	51,253.54
Misc. Income	0.40	0.40
NSF Fee	50.00	50.00
Total Revenue	<b>\$ 58,921.21</b>	<b>\$ 58,921.21</b>
Total Income	<b>\$ 58,921.21</b>	<b>\$ 58,921.21</b>
<b>GROSS PROFIT</b>	<b>\$ 58,921.21</b>	<b>\$ 58,921.21</b>
<b>EXPENSES</b>		
Operating Expenses		
Appreciation Event	221.78	221.78
Bank Charges	287.14	287.14
Board Insurance	735.32	735.32
Caveat Registration	1,750.00	1,750.00
Management Fees	7,800.00	7,800.00
Utilities	116.29	116.29
Website and Email	264.81	264.81
Total Operating Expenses	<b>\$ 11,175.34</b>	<b>\$ 11,175.34</b>
Project Maintenance Expenses		
Front Entrance Projects Lights/Library	21.02	21.02
Total Project Maintenance Expenses	<b>\$ 21.02</b>	<b>\$ 21.02</b>
Regular Maintenance Expenses		
Beautification, Flowers, & Doggie Bags	4,193.07	4,193.07
Fall Clean-Up	1,155.00	1,155.00
Lawn Cutting & Trimming	16,170.00	16,170.00
Neighbourhood Building Event	1,103.00	1,103.00
Spring Clean-Up	3,990.00	3,990.00
Tree Watering	2,100.00	2,100.00
Weeding of Rock Beds/Features	5,460.00	5,460.00
Total Regular Maintenance Expenses	<b>\$ 34,171.07</b>	<b>\$ 34,171.07</b>
Total Expenses	<b>\$ 45,367.43</b>	<b>\$ 45,367.43</b>
<b>PROFIT</b>	<b>\$ 13,553.78</b>	<b>\$ 13,553.78</b>

We have reconciled the financial statements prepared by DAS Management along with statements from  
Service Credit Union for Copperwood Homeowners Association for the period of December 1, 2021 to  
November 30, 2022.

# COPPERWOOD HOME OWNERS ASSOCIATION RECONCILIATION REPORT

NOVEMBER 30, 2022

DATE: 11/30/22  
BY: [Signature]  
[Signature]

REVIEWED BY:

[Signature]  
[Signature]

MARCH 17/2023  
Date

APPROVAL STATEMENT:

This financial statement has been reviewed and approved by:

[Signature]  
[Signature]

[Signature]  
[Signature]

MARCH 30/2023  
Date

MARCH 30/2023  
Date

We have reconciled the financial statements prepared by CAE Management along with statements from Servus Credit Union for Copperwood Homeowners Association for the period of December 1, 2021 to November 30, 2022.

## FINANCIAL STATEMENT COPPERWOOD HOMEOWNERS ASSOCIATION

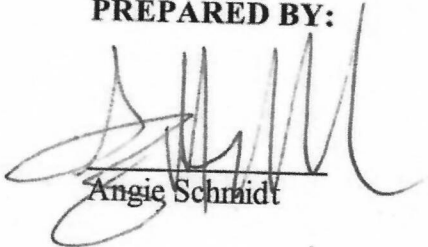


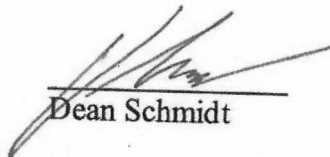
2022-11 Financial  
Statement - YTD.xlsx



Dec 21 - Nov 22  
Main Accounts.zip

### PREPARED BY:

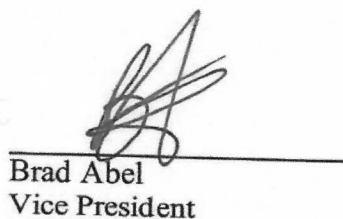
  
Angie Schmidt

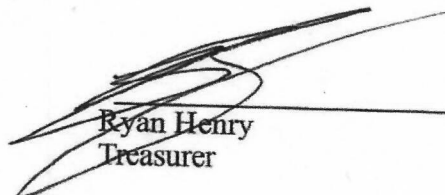
  
Dean Schmidt

March 19/2023  
Date

### APPROVAL STATEMENT:

This financial statement has been reviewed and approved by:

  
Brad Abel  
Vice President

  
Ryan Henry  
Treasurer

MARCH 20/2023  
Date

March 20, 2023  
Date

# Copperwood Homeowners Association

## Balance Sheet Comparison

As of November 30, 2022

Assets	<u>Total</u>
<b>Current Assets</b>	
Cash and Cash Equivalent	
Saving Account	
Royal Bank 05179 100 306 0	0.00
Total Saving Account	<u>\$ 0.00</u>
Servus Accounts	
Servus - Checking Main	29,405.48
Servus - Checking Main Common Share	1.21
Servus - Checking Main Rewards	132.75
Servus - Checking Shadow Common Share	1.12
Servus - Checking Shadow Rewards	88.57
Servus - Saving	38,029.53
Servus - Savings Shadow	26.83
Total Servus Accounts	<u>\$ 67,685.49</u>
Undeposited Funds	0.00
Total Cash and Cash Equivalent	<u>\$ 67,685.49</u>
Accounts Receivable (A/R)	
Accounts Receivable	25,756.51
Total Accounts Receivable (A/R)	<u>\$ 25,756.51</u>
Accrued Receivables	0.00
GIC - 17 Month Non Redeemable #6	40,130.00
Interest Receivable	636.58
Prepaid Insurance	492.00
Utilities Deposit	379.70
Total Current Assets	<u>\$ 135,080.28</u>
<b>Total Assets</b>	<u>\$ 135,080.28</u>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
Accounts Payable	0.00
Total Accounts Payable (A/P)	<u>\$ 0.00</u>
GST/HST Payable	0.00
Reserve Fund Expense - Current	0.00
Reserve Fund Revenue-Current	0.00
Total Current Liabilities	<u>\$ 0.00</u>
Total Liabilities	<u>\$ 0.00</u>
Equity	
Opening Balance Equity	4,492.48
Retained Earnings	117,034.02



	13,553.78
<b>\$</b>	<b>135,080.28</b>
<b>\$</b>	<b>135,080.28</b>