

# Copperwood Homeowners Association

## 2020 Annual General Meeting Minutes March 10, 2020 Sister Annata Brockman School

Agenda Item	Discussion	Action
<b>1. Welcome</b>	<p><b>Called to order</b> by Brad Abel at 6:33 pm</p> <ul style="list-style-type: none"> <li>• Quorum met: 21 of 277 members present at Call to Order</li> </ul> <p><b>In attendance:</b></p> <ul style="list-style-type: none"> <li>• Brad Abel (President)</li> <li>• Ryan Henry (Treasurer)</li> <li>• Vijay Chinnathambi</li> <li>• Julie Parsons &amp; Herbert Schmidt</li> <li>• Lisa Smithson</li> <li>• Nabil Melhem</li> <li>• Greg Bentz</li> <li>• Joanne Keylor</li> <li>• Al Dredge</li> <li>• Brian Hazlett</li> <li>• Rob Gibbon</li> <li>• Kris Schinke &amp; Brian Mckean</li> <li>• Doug Banks</li> <li>• Yrsa Nielsen</li> <li>• Will Pongrecich</li> <li>• Jane Morrissey</li> <li>• Kaven Phosavanh</li> <li>• Jean Quimper</li> <li>• Ared Auschid</li> <li>• Al Warkentin &amp; Melody Mitchell</li> <li>• Ron &amp; Geri Dawson</li> </ul>	Quorum met
<b>2. Approval of Agenda</b>	Verbal Agenda as described	
<b>3. Review and Approval of Draft Minutes</b>	Adoption of Minutes from 2018 Annual General Meeting. No previous AGM Minutes presented. Will review at next formal board meeting	2018 AGM Minutes available on CHOA webpage
<b>4. Treasures Report</b> <b>Ryan Henry</b>	<p><b>Summary of balances</b></p> <ul style="list-style-type: none"> <li>• Budget was presented to all in attendance. Current Balance as of March 9, 2020, \$99,970.91 inclusive of all accounts and GIC.</li> <li>• Collections were at 87%. Placed 7 caveats on homeowners with more than 2 years of outstanding fees.</li> <li>• Total past due collections as of Nov 2019, is \$22,935.08.</li> <li>• Receivables higher due to outstanding delinquent fees but caveats registered secure the recovering of fees in the future.</li> </ul>	Budget was available and distributed upon registration.

<p><b>4. Financials</b> (continued)</p>	<ul style="list-style-type: none"> <li>Landscaping costs on par with previous years, additional money spent on extra flower pots and plants for additional beautification throughout the neighborhood last season.</li> <li>11 trees were purchased through COE and came in under budget. Allocated costs from 2019, 2020, 2021 approx \$3K per year.</li> <li>Audit was complete and filed.</li> <li>Member asked that a Balance Sheet accompany future Annual Reports.</li> <li>Member raised concerns over continuing caveat strategy vs pursuing legal action to force delinquent payments as AR balance is growing to a sizable amount.</li> </ul> <p><b>Motion to Accept</b> Treasures Report by Navil Seconded by Joanne</p>	<p>Future AGM Financial Report to include Balance Sheet</p> <p>Treasures Report accepted</p>
<p><b>5. Presidents Report</b> <b>Brad Abel</b></p>	<p>Welcome and thank you for taking time out of your busy schedules to come and support our community this evening.</p> <ul style="list-style-type: none"> <li>The HOA is expecting to have to cover future major expenses for large maintenance issues as they arise, ie fence painting/repairs. Fortunately Copperwood is still a relatively young neighborhood there aren't any pressing items on the horizon. The board does not have any projections at this time of what costs would be.</li> <li>Front entrance feature (metal lattice) is being looked into to get repainted, but it is proving difficult in finding companies that are interested due to the size and complexity involved,</li> <li>New trees planted along boulevards from 210 St down to 213A St to replace displaced trees. Purchased through the City at slightly higher cost than independent contractor,, but trees are fully warranty and maintained by the COE for the lifetime.</li> <li>Community BBQ held in early June was well received,, new addition was Adventure Bus for the younger kids enjoyment.</li> <li>Collections and outstanding dues continues to be a challenge but with caveat registration process after 2 years of delinquent it has secures the payment for future and at a preferred interest rate. We have a lawyer engaged so the process works very smoothly now. Policy is posted online.</li> <li>Community engagement continues to be a struggle,, looking for input and feedback on what methods are effective.</li> <li>We look forward to your interests and ideas which can be submitted on our Facebook page and or email.</li> </ul>	
<p><b>6. Directors Interests</b></p>	<p>Rob Gibbon Future development at the end of 213A St, referred to as "The Big Dig "</p> <ul style="list-style-type: none"> <li>Previous construction began in summer of 2018 where underground services were installed for first phase of a 44</li> </ul>	

	<p>unit community. The developer ceased operation and abandoned the project leaving a unsecured and unsafe active work site that was becoming overrun with weeds and unauthorized dumping activities. The CHOA was successful in engaging the City to step in and clean up the site and erect safety fencing.</p> <ul style="list-style-type: none"> <li>We have learned that the land has been sold to a new developer, but no further information is known at this time.</li> <li>Fencing has been removed. Awaiting more information.</li> <li>Residents encouraged to call 311 to report issues.</li> </ul> <p>Kris:</p> <ul style="list-style-type: none"> <li>Effective communication methods need to be realized that balance the cost vs benefit vs involvement required.</li> <li>Kris handles Facebook however very few members use it, therefore its effectiveness is very limited.</li> <li>Member suggested participants leave contact information for board to reach out. Board cannot utilize email addresses from online payments for distribution list.</li> </ul> <p>Brad:</p> <ul style="list-style-type: none"> <li>Online payments passwords continue to be a challenge as each institute has different requirements for password qualification. CHOA will consult with management company to determine effective scheme to meet various institution requirements.</li> </ul>	<p>Members added their contact information to the sign in sheet.</p> <p>CAE to update CHOA on updated password requirements for online payments</p>
<p><b>6. New Business</b></p>	<p><b>Appointment of Auditor:</b></p> <ul style="list-style-type: none"> <li>Open call out for anyone interested in performing annual audit for next fiscal period.</li> <li>Member clarified requirements of auditors credentials that might impact ability to serve as auditor.</li> </ul> <p><b>Appointment of Directors:</b> Brad Abel, Ron Dawson, Rob Gibbon, Ryan Henry, Orest Dmytryshyn, Kris Schinke to remain on the Board of Directors. We welcome Al Dredge and Greg Bentz to the Board for 2020. Positions to be named at the next board meeting.</p>	
<p><b>7. Roundtable</b></p>	<ul style="list-style-type: none"> <li>Member raised concern over vandalism and grafitti on park equipment. Advised to notify 311</li> <li>Discussion of future connection of Hope Road to 215 St and the CHOA position regarding.</li> <li>Members welcomed to contact CHOA via email for any inquiries they are unsure of appropriate contact.</li> </ul>	
<p><b>8. Next Meeting</b></p>	<p>Date, Time, and Location: TBD</p>	<p>Meeting Request to be sent to board.</p>
<p><b>9. Closing</b></p>	<ul style="list-style-type: none"> <li>Meeting adjourned by Brad at 7:32 pm</li> </ul>	<p>Closed 2020 AGM</p>