

Bridle Estates Homeowners' Association
Ninth Annual General Meeting
May 30, 2022
Glenmore Christian Academy
10520-24th Street SW Calgary, Alberta

1. Chair's Welcome/Call to Order

-Marg Sorge, 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: Eric Roberts-Treasurer; Barry Manovich-Secretary; Sharon Turner; Wendy Lewin, Pauline Huff and Brent Jespersion-Directors-at-Large.

-Joanne Pilling represented Simco Property Management Inc.

-Cody Hull represented Donald Hyde Accounting, the Association's Auditor

3. Proof of Notice of Meeting

-Joanne reported that the Notice of Meeting had been mailed with the date and time of the meeting, the minutes of the 2021 AGM, the 2021 Audited Financial Statement, President's report, proxy form, and attendance confirmation information.

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

- 43 owners
- 07 proxies
- 50 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, 2021 Annual General Meeting Minutes

Motion: 44 Bridle Estates Road and Seconded by 238 Bridle Estates Road to approve the minutes of the Annual General Meeting held on May 31, 2021.

No errors or omissions were noted.

The motion was carried.

6. Auditors 2021 Financial Report

Marg introduced Cody Hull from Hyde and Hull Chartered Professional Accountants, the Association's Auditor. Cody 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 2021 Financial Statement.

7. Approval of 2021 Audited Financial Statement

Motion: 16 Bridle Estates Manor and Seconded by 301 Bridle Estates Road to approve the 2021 Audited Financial Report as presented by Cody Hull.

The motion was carried.

8. President's Report

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

President's Annual Report to Bridle Estates Homeowners

May 30, 2022

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

Presented as a summary of the key initiatives undertaken by the Bridle Estates Homeowners' Association from May 31, 2021 to May 30, 2022.

In compliance with Covid 19 guidelines, the majority of Board meetings were held via Zoom.

- A Strategic Business plan for Bridle Estates was developed to assist current and future Boards.
- Committee structures were reviewed and recommendations for the following committee structure:
 1. Architectural Controls Committee
 2. Grounds Maintenance Committee
 3. Policy Committee
 4. Social Committee

Terms of Reference were developed or updated.

- In 2021, a virtual AGM was held. Simco Management provided the technical support and the meeting was considered a success.
- A Collection Policy was developed with advice provided by McLeod and Company.
- Pavilion- landscaping improvements were contracted and will be completed sometime this spring/summer. A water source for the Pavilion was located and a tap installed for non-drinkable water. Benches were installed on the north and south sides of the Pavilion. A lending library was installed on an inside wall of the Pavilion.

- 24th Street fence gap- As per the 2021 President's Report, the Board had had multiple unsuccessful interactions with the City of Calgary's management to obtain permission to fill in the gap. However, residents within the Mews initiated a contact with our then Ward Councillor and eventually received permission to build a fence to fill in the gap. The Board subsequently followed up with the City of Calgary to ensure formal documentation was in place. We are currently awaiting a date for fence construction.
- Stoney Trail - The Board's designate provided communication updates regarding the construction and sound barrier and supported the need for a timely and effective unified voice. Again, an owner organized a meeting of some owners backing onto the Trail (meeting included representatives from KGL, MLA's office, MP), as well as the Board's representative. Subsequent to that and other meetings (including the Premier), monies for sound attenuation have been allocated. Our Board representative is currently awaiting information regarding the specifics around construction.
- The Fence Committee was requested to assess the status of all fencing in our community. The findings of the Fence Committee can be found on the website. (<https://www.bridleestateshoa.com>)
- Management of the current website continues to be supported through the expertise of a community volunteer.
- Following a costing review and market comparison, Calgary Services' contract was renewed for 4 years.
- Homeowner's fees were increased to \$170.00 monthly beginning January 1, 2022. Of note, fees were maintained at \$155.00 for the last 8 years.
- A Board of Directors Succession Planning document was developed.
- The Linear Park landscaping will continue with Garden Essentials and Aqua Efficient Ltd. remains our irrigation provider.

9. Recognition of Retiring Directors

Two-year terms expired for Marg Sorge and Eric Roberts. Both did not stand for reelection. Marg Sorge and Sharon Turner paid tribute to Eric and Sharon Turner paid tribute to Marg. They were recognized for their significant contribution to Bridle Estates.

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. Four homeowners put their names forward, therefore, no election was required.

Stephen Howell, Barry Manovich, Randy Parsons and Sharon Turner let their names stand for election and were acclaimed as the new Board of Director members for two-year terms.

Motion: by 12 Bridle Estates Place and seconded by 37 Bridle Estates Way to acclaim Stephen Howell, Barry Manovich, Randy Parsons, and Sharon Turner as Board members, each for a two-year term.

The motion was carried.

11. Introduction of New Directors

Marg welcomed Stephen and Randy to the Board.

12. New Business - Notice of Motion:

The following motion made by 16 Bridle Estates Place and Seconded by 12 Bridle Estates Place was circulated to homeowners along with the AGM package.

Motion: In appreciation of the personal time and resources spent by members of the Board in managing the affairs of Bridle Estates Home Owners Association, and in a small way allowing members of the Association to express their gratitude, it is Moved and Seconded that \$3,000.00 be budgeted annually from General Revenue, and up to that amount be used towards the cost of members of the Board and their spouse/guest to meet socially two times within a fiscal year.

The motion was defeated.

13. Closing Remarks

Marg thanked the many volunteers who have contributed their time and energy to improving our area. Marg thanked the members for participating in this meeting.

14. Adjournment

The meeting adjourned at 8:28 PM.

Minutes Submitted by Barry Manovich - Bridle Estates Board Secretary