

SAH Executive Meeting Minutes - March 26, 2018

Meeting held at the SAHCA Hall.

Attendees: Adev Ahluwalia, Michael Fuchs, Kevin Noakes, Ken Zdunich, David Cary, Jacques Gendron.

Meeting called to order at 7pm. Quorum has been established.

Jacques moved that the Feb 26 Meeting Minutes be approved subject to any further comments. No further comments, Minutes approved.

Executive Member Reports:

Treasurer's Report – Ken Zdunich

Tennis Courts

Kevin updated the Executive on his frustration with the figures he was receiving from Aviva. Kevin and Ken will follow-up with Toole Peet to see if they can make some sense of the Aviva approach, particularly if the CA has any deductibility obligations. Ken and Kevin will request a formal resolution of the claim within 14 days of their request.

Kevin may prepare a formal motion for Board approval once the Aviva figures and the status of our deductible have been clarified.

Ken - First Calgary closed their Brentwood Branch in January. They have temporarily misplaced our \$10,000 Government of Canada bond but certainly have a record of it. Ken to follow up.

There is currently a cash balance at Laurentian Bank of \$70,000. We also have \$100,000 in a money market fund at RBC, so a total of \$170,000 available for reinvestment. The most recent Community Hall Lifecycle report identified some \$70,000 worth of capital upgrades to be completed in 2018-19. Ken has received some suggested investment alternatives from our RBC Financial Advisor, Peter Thibodeau. Place the \$70,000 required for capital upgrades in a fully cashable Government of Canada Bond at an interest rate of 1.35%. Place the \$100,000 balance in a one year GIC or Bond with interests varying from 2.1 to 2.15%.

Adev suggested we look into a GIC offered by Oaken Financial with an advertised rate of 2.75% for a one year GIC.

Ken will contact our Financial Advisor to see if he is aware of the Oaken offering.

Michael pointed out that not all of the capital work identified in the Community Hall Lifecycle Study would necessarily be completed this year. In fact, given a number of logistical considerations, it might be prudent to plan for the capital improvements to be completed next year.

After a brief discussion confirming Michael's assessment, Adev suggested we consider placing the full \$170,000 in a one year GIC. After another brief discussion, a motion was presented by Ken to split the

\$170,000 into two GICs – a \$100,000 portion and a second \$70,000 portion. Current CDIC rules only cover a maximum \$100,000 financial instrument at all major banks and financial institutions. Adev seconded Ken’s motion and the motion was approved. Ken to follow up with our RBC Financial Advisor to obtain the best return on both GICs.

Ken re-circulated the draft bylaw amendments first circulated for the Feb 26 Executive Meeting. Ken highlighted that they were intended to improve our Board governance procedures. Michael felt some of the wording was too complex and lengthy. Other Executive members had not had sufficient time to review the draft documents. Adev suggested we hold a separate meeting to deal with the proposed bylaw amendments. The Executive agreed to set aside the evening of April 9 to deal with the Bylaw review.

Ken advised the Board that he would not be standing for re-election at upcoming June, 2018 AGM. He will help transition his duties to a successor as required.

Last point – a question Adev raised at the Feb 26 meeting regarding our enhanced insurance coverages. As per Adev’s request, Ken contacted Simon Baines to get his perspective on our insurance plans and costs. Simon’s written reply was to the effect that he thought they were reasonable for our circumstances.

VP Residential Development Report – Adev Ahluwalia

Only one relatively minor new item. An application has been submitted to the City to re-zone a grade level Doctor’s Office at the Professional Centre to an Optometrists’ Office. Pretty straightforward, so Adev has replied that we have no objections as a Community.

VP Facilities – Michael Fuchs

No major issues to report on this month.

VP Communications – David Cary

The May newsletter will be late – probably be delivered May 11-13. David will be away for the latter half of April.

The Newsletter will be advising residents of our first resident “communications series” to be held at the Community Hall the evening of April 16.

Adev suggested we invite someone from Druh Farrell’s office to attend. After a not so brief discussion, a consensus emerged that as this was our first initiative to solicit general feedback from residents, that we should limit the attendance to residents and members of the Executive. David is unable to attend on April 16 but other members of the Executive will be present (Jacques, Adev, Ken...). Based on the turnout, the topics raised, the “emerging” list of priorities, an assessment will be made on how best to proceed to the next conversation series and whether it would be helpful to have someone from the City attend.

VP Sports – Kevin Noakes

Kevin raised the soccer summer camp issue he had flagged in earlier e emails. In prior years (2011 and 2014 ??), the Executive apparently authorized up to \$3000. in funds to help with the costs of the summer soccer camp. After a not so brief discussion on whether the camp participants should bear some of the costs, the figure of \$75 seemed to be acceptable to most Executive members. An alternative proposal Kevin might offer to the camp organizer Steve would be for the SAHCA to pay for the field and provide the require porta potties for the one week camp. In return, the organizer would guarantee the camp would take place and would charge the camp participants directly any fees associated with the one week camp. Kevin will follow up with Steve to see how realistic that might be and will also ask if participants from SAH might benefit from a reduced fee.

Tennis: besides the outstanding west wall repair issue, Kevin requested approval for two tennis court related expenditures: \$900 for the annual surface cleaning and \$1,300 for a full restoration and sealing of any cracks or surface damage.

Motion moved by Kevin, seconded by Adev and approved.

President – Jacques Gendron

Jacques updated the Executive on the outcome of the March 12 Council meeting on the secondary suite bylaw change. In the end, the bylaw change was approved 9-6 by Council.

Jacques received Liz' summary of the SSPGA monthly meeting and advised that Western Securities were now projecting a construction start of June for the Stadium shopping centre re-development.

Jacques advised that after 5 years as President, he would not be standing for re-election at the June, 2018 AGM. He offered to spend the required time to transition to a new President but that he would not do so indefinitely. Jacques will advise the general membership of the two new Board vacancies in the May Newsletter and remind them that we are still looking for a new Secretary and a new VP – Non Residential Planning.

Meeting adjourned at 9:15 pm.

Next Board meeting: Monday April 23, 2018.

[President's Report](#)

[VP Communication](#)

[VP Sports](#)