

SAH Executive Meeting Minutes – April 23, 2018

Meeting held at the SAHCA Hall.

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

Regrets: David Cary

Guests: Carrie and Marcus Steiner.

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

Jacques moved that the March 26 Meeting Minutes be approved subject to any further comments. As no one had had an opportunity to review the Minutes, Adev read the full March 26 Minutes from his iPad.

The March 26 Minutes were approved as submitted/read.

The meeting started with Adev introducing the Steiners. They have applied to build a secondary suite in a home adjacent to their principle residence. The property will house two self-contained suites to be used for long term rentals. Adev stated he had spoken to both Councillor Farrell's office and the City Planning File Manager to confirm that the application conformed to the new Bylaw. Adev encouraged the Steiners to obtain letters of approval from as many of their neighbors as possible in order to support their application. Adev clarified that the community response only counts as one letter in opposition.

Marcus and Carrie expressed concern about the Community Association position on Secondary Suites suggesting the CA was not representing all residents. Ken offered that as some 80% of residents expressed their disapproval of Secondary Suites in a community wide survey in 2014 and the issue was put before the 2014 AGM which passed a motion confirming the SAHCA does not support secondary suites in the community, and , therefore the SAHCA is bound to represent that position as the official Community position.

Further discussion ensued about how a non profit Board is bound to operate in terms of representing the CA Members. A Councillor can be elected with 40% of the votes in a Ward and is then free to adopt any position they personally favour. For a non profit Board accountable to the Members that elect the Board, if the members support a policy position with a 50% plus one percent majority, the Board is bound to represent that policy as the official policy of the Community. That position can only be altered by a subsequent 50% plus one percent vote of the membership.

The Steiners commented that perhaps writing an Article for the Newsletter on secondary suites might help clear up some misconceptions. Kevin and Jacques suggested that would be a good idea.

Adev encouraged Carrie to consider volunteering for the Board in the role of Secretary and Carrie said she would consider it.

Marcus left the meeting about 8 pm, Carrie stayed on.

Executive Member Reports:

Treasurer's Report – Ken Zdunich

Ken circulated a document outlining the options for the CA's cash holdings currently with RBC. The RBC advisor, Peter Thibodeau, recommended a 3 tier approach (see attached).

Ken presented the motion, Kevin seconded and all present agreed.

Tennis Courts

Kevin provided a further update on the insurance claim difficulties we are having with Aviva. Kevin and Ken have followed up with both Aviva and Toole Pete and our broker supports our interpretation of the tennis court's west fence appraisal. There is some concern also that our deductible may be showing up twice in Aviva's calculations. The go forward concern is the future valuation of the fence should we experience another damaging wind storm.

Ken and Kevin to continue to pursue Toole Pete and Aviva respectively to get this resolved as the weather is beginning to improve.

Ken – confirmed that First Calgary have retrieved and produced for him, our \$10,000 Government of Canada bond (which secures our line of credit), so again nothing need be done with the bond until November, 2018.

VP Sports - Kevin

Besides the tennis court issues discussed earlier, Kevin advised that soccer season is scheduled to start on April 25, weather permitting. He has not received any information yet from Simon Baines on how many resident children have registered for soccer.

Kevin has not heard back from Nik Razula on the estimated cost of expanding the ice rink expansion. Kevin will follow up.

VP Residential – Adev

Nothing to add – the discussion on secondary suites covered what he wanted to present.

VP Facilities - Michael

Nothing to report this month.

President – Jacques

Jacques' report (attached) has been circulated.

Jacques distributed a letter of support from the SAHCA which he had drafted for the Vecova organization. Vecova is requesting expressions of community support for their longer term operational and capital grants provided by both the provincial and federal governments. All agreed that Vecova

provides valuable services for the disabled citizens in our community and fully endorsed the letter of support on behalf of the community.

Jacques reviewed David Cary's report and reminded the Board members that David needed their AGM reports by Friday May 18 so they could be distributed along with the June Newsletter.

In his report, David asked if the community would be interested in participating in the Great Alberta Bottle Hunt scheduled for June 9th. After a brief discussion, the group agreed we should at least make residents aware and ask for volunteers to assist in the May Newsletter. If the response is reasonable and the logistics not too complicated, the CA will send out more definitive information on the Bottle Drive.

Nothing further to report

Treasurer - Ken

Ken re-circulated the draft bylaw amendments first circulated for the Feb 26 Executive Meeting and approved at the April 9 Special Meeting, with the typos identified by David Cary corrected, with two additional amendments dealing with confidentiality concerns. Ken highlighted that the two new amendments were also intended to improve our Board governance procedures.

After a brief discussion with some members expressing confusion over how the two new amendments would work, Jacques suggested that we leave those aside for the moment.

Adev commented that we did not need any of the bylaw amendments being proposed. Jacques pointed out that the Board endorsed presenting the amendments to the June AGM at the April 9 meeting.

As the discussion proceeded without result, Ken suggested that Adev put forward a motion to "withdraw the intended bylaw amendments from presentation to the 2018 AGM" and that he, Ken, would second it.

Adev proposed a motion stating the above and Ken seconded it.

In favour: Adev

Not in favour: Kevin, Michael, Ken, Jacques.

As the motion failed, the bylaw amendments will go forward to the 2018 AGM.

Adev disagreed suggesting Jacques was trying to establish a means to remove him from the Board.

Jacques replied that the Board had now twice approved moving forward with the Bylaw amendments. Adev began a personal attack on Jacques' integrity, leadership competency, suggesting Jacques was responsible for Liz' resignation from the Board...

Jacques replied he would not dignify the attack with a response.

Adev questioned Jacques' motives for wanting to stay on as President for one more year at which point Jacques asked our guest Carrie who had been an unfortunate witness to all of this, to please leave the meeting.

Carrie hesitated and Jacques repeated his request. Jacques closed the meeting and Carrie left about 9:15.

Attachments

[Residential Development Report](#)

[Treasurer Report](#)

[Communication Report](#)

[Sports Report](#)

[President Report](#)