

**The Properties of Donsdale Residents Association  
Minutes of the 2013 Annual General Meeting**

**Held:** Tuesday, September 17<sup>th</sup>, 2013 at 7:00 p.m. at S. Bruce Smith Jr. High School (5545 – 184 Street), Edmonton, Alberta.  
**Present:** As per attached list

**Call to Order:**

Joel Helm was asked to act as Chairman for the meeting of The Properties of Donsdale Residents Association. Joel Helm called to the meeting order at 7:15 p.m.

**Calling of the Roll**

Kate Reed moved to waive calling of the Roll. Joel Helm indicated that forty unit owners are present and twenty-two proxies were provided. Sam Stowe seconded the motion. Carried. Under the Articles of the Association, 10% of the Voting Members must either be personally present at the Meeting or represented by proxy in order to constitute a quorum. Joel Helm indicated there are the required amount of people and proxies present to move forward with the Annual General Meeting.

**Reading and approval of last year's minutes**

John Byrne moved to approve the minutes of last years Annual General Meeting from June 5, 2012. Seconded by Bill Reilander. Carried.

**Financial Report**

Sharon from Barb Surry CMA's office reviewed the December 31, 2012 year end financial statements. Sharon reviewed the income and expenses for The Properties of Donsdale, which showed a loss for the year. A review of the loan payable to Aldritt was reviewed and questions were answered concerning the purpose of the corporation.

**Budget/Proposed Fee increase**

Stanley Martinovich reviewed the proposed budget increase to \$585.00 annually for homeowners. The proposed budget was reviewed and a presentation showing the work that is being done to maintain the park and area throughout The Properties of Donsdale. Stanley Mrtinovich compared the standard that the City of Edmonton goes by to maintain other neighborhoods in Edmonton in comparison The Properties of Dondsdales.

Questions were asked concerning the landscaping number and the amount of funds going into the fence and capital reserve. The Board explained to the owners that the landscaping maintenance is a year round figure which includes snow clearing, pruning and work related to fountains, pumps and other related items. The Board will break down the figure so owners can see where the monies are being spent. The Board indicated that

they have looked at tendering out each item and ultimately determined that have one contractor was more effective.

There were also questions concerning the validity of the increase if fees. The Board has made the decision based on The Articles of Association of The Properties of Donsdale Residents Association.

Nicholas Hydukewich suggested that a one-time increase of \$131.00 be paid to cover the arrears. The Board discussed the proposal and put forward an revised annual increase of \$200.00, which \$131.00 would go towards debt repayment and the balance towards the reserve accounts.

The vote was taken with the Board proposing a fee increase of an additional annual \$200.00 for the 2014 budget year. Twenty-six unit owners present voted in favor of the fee increase along with twenty-two proxies bringing the total in favor of the fee increase to forty-eight out of a total of sixty-two unit owners eligible to vote. The motion was passed with the majority of unit owners in favor of the fee increase.

### **Election of Board Members**

Joel Helm requested nominations to the Board. The following people will let their name stand for nomination:

Stanly Martinovich, Dr. Rick Uretsky, Mark Ballermann, Danny Chen, Sam Stowe, Kate Reed, Bill Reilander, Ed Shuster, Lidia Lytchaguina.

Nicholas Hydukewich moved that nominations cease. Seconded by Heather Mackenzie. Carried.

### **Adjournment**

Joel Helm adjourned the meeting at 9:20 p.m.