

**ANNUAL GENERAL MEETING
PROPERTIES OF DONSDALE RESIDENTS' ASSOCIATION**

April 30, 2026

Held: April 2026 @ 7:00pm

Location: Marquis Room, Touchmark at Wedgewood, 18333 Lessard Road NW, Edmonton, AB

Present: As per attached list.

Call to Order

Cam Miles called the meeting to order at 7:00 pm.

Calling of the Roll

The attendance at the meeting and members represented by proxy included 49 members in good standing.

Meeting Guidelines: Treat each other as neighbours first and foremost. The board members volunteer many hours to help to continue to make our neighbourhood a great place to live.

Approval of Minutes of 2025 AGM

Cam reviewed the minutes from the 2025 Annual General Meeting. Motion: Cam moved to approve the 2025 AGM meeting minutes as circulated on the website. Seconded by Monty Paul. Motion carried.

Presentation of 2025 Audited Financial Statements

Cam presented the 2025 Audited Financial Statements. Following the presentation, the board responded in detail to questions regarding expenses and ongoing maintenance. Cam explained the benefits in investing in GIC's. Motion: Cam moved to approve the 2025 Audited Financial Statements as presented. Seconded by Thomas Henderson. Motion carried.

Presentation of 2026 budget

Glen presented the draft 2026 budget. The board responded to questions regarding the anticipated financial situation for the 2026 calendar year regarding expenses, including the rise in legal costs related to recovering delinquent accounts, woodchips, and professional fees. Glen described the two GIC's up for renewal this year and the addition of E-transfer capabilities to save on costs with processing HOA fee collections. Glen mentioned that the two entry fountains will need to be recoated this year and that the fence painting had been completed. The next cycle of painting will be in 2028. Cam recognized board members Glen, McKenzie, and Randy for all the maintenance work they complete themselves which results in costs savings for the community. Motion: Cam moved to approve the 2026 budget as presented. Seconded by Bill Stowe. Motion carried.

Maintenance review

Glen updated the membership on activities related to maintaining the common neighborhood amenities. Current challenges include aging pipes and wiring. Glen reminded everyone that wildlife should not be fed, and not to throw rocks into ponds, as it damages the liners. Glen responded to questions by mentioning that we maintain the shrubs and the city is responsible for fixing the pathway cracks, lights, and trees. If you see issues to contact the City at 311. For further information or feedback on maintenance contact maintenance@donsdale.ca.

Roofing Materials

Cam asked if there is a board interest in adding additional roofing material to the current list of approved material. As there were many hands raised, Cam asked for volunteers to form a committee to review new materials. Cam mentioned that the same terms of reference which was used in the past could be used for this committee. There were several comments on roofing materials and one concern regarding giving everyone a chance to have a say on roofing materials. Cam mentioned that the committee could discuss how to communicate with the community. The following volunteered for the committee: 527 Dickens Loop – Frank Suchodolski, 532 Dickens Loop – Merle Wilde, 627 Dartmouth Point – Lise Li, 623 Dartmouth Point – Wafic Abdulgany, 508 Dickens Loop – Kevin Lapes, 860 Drysdale Run – Eden Hampson, 1211 Decker Way – Ed Zabinski.

Election of directors

The following members allowed their names to stand for nomination to the Board for the 2026/2027 year: Cam Miles, Mark Ballermann, MacKenzie Crawford, Glen Mulzet, and Randy Beauchamp. Motion: Cam moved to appoint those nominated to the board by acclamation. Seconded by Monty Paul. Motion carried. There were two additional individuals who volunteered for the board – Frank Suchodolski and Wafic Abdulgany.

General Q & A

Cam reminded everyone to state your name and address prior to their question.

- 211 Darlington Crescent (Thomas Henderson) What is the life span of the fountain resurfacings? 8 – 10 years. Should there be covenants in the association to stop multi-family homes from being built? Not currently thought to be a problem, but if you would like to investigate options.
- 1211 Decker Way (Ed Zabinski) How important are the entrance fountains as they seem to take a lot of maintenance? They are dependable and with little vandalism in the last year. Cam commented that the fountains are a part of the overall look to the community, and that they should be maintained just like the streams and center fountain and pond.
- 623 Dartmouth Point (Wafic Abdulgany) Should the fees include snow clearing on all the sidewalks. Currently this is the responsibility of the city and residents.
- Why were the gravel bins removed? The previous contractor owned the bins. The new contractor brings his own gravel.
- 532 Dickens Loop (Merle Wilde) Can questions be put on the website? If we can get a volunteer to maintain the questions on the website. Inquiries can be forwarded to info@donsdale.ca

Adjournment

Motion: Cam moved to adjourn the formal part of the meeting at 7:55 pm. Seconded by Larry Lalonde. Motion carried.