

## Annual General Meeting Minutes - April 29, 2025

Board Members in Attendance: Carl, Denise, Kathy Renee Tyler and Vanessa

**Regrets:** Raheel, Shimon and Joseph

**Association Members:** Nine additional members were in attendance

**Organizer:** Tyler Dash (WRA President)

Meeting was called to order by Tyler, WRA President, at 7:02 pm Meeting notification was included with the 2025 Invoices issued via Canda Post and dated March 1, 2025 Quorum was not met, but there were no planned voting requirements at this Annual General Meeting

## **AGM Presentation**

Tyler shared a presentation, which included the following topics:

- Meeting agenda & guidelines
- Introductions
- 2024 Report
- 2025 Budget & Plans
- Elections
- Q & A

The full presentation can be found on the website at: <a href="https://mywentworth.com/wp-content/uploads/2025/05/2025-WRA-AGM.pdf">https://mywentworth.com/wp-content/uploads/2025/05/2025-WRA-AGM.pdf</a>

## **Resignations**, Nominations and Elections

Raheel Panjwani sent his resignation via email on April 24, 2025 effective as of this AGM. Raheel has served on the Board for ten years and as Treasurer for the last four. The Board sincerely thanks him for his many years of dedicated service on the Board.

Shimon Lakhman was at the end of his two-year term and was willing to step down if there was enough interest to fill all the Director positions. Tyler followed-up with Shimon following the AGM and thanked him kindly on behalf of the Board for his service to the community over the past few years and also for his willingness to make room for new members by stepping down.

The WRA Board of Directors is made up of one President and up to fourteen Directors.





Tyler Dash indicated he would be willing to continue in the position of President for two more years. There were no other expressions of interest. The position of President was elected by acclamation.

There are currently six Directors who have expressed interest in staying on for another year:

- Carl
- Denise
- Joseph
- Kathy
- Renee
- Vanessa

An email requesting new volunteers to come forward to volunteer on the Board was sent to the community on January 27, 2025. Interested members were asked to attend and volunteer in person or email their intent if unable to volunteer.

In the meeting Tyler asked if anyone would be interested in joining the WRA Board. Five members who were present expressed an interest. The following members were elected by acclamation to the Wentworth Residents' Association Board of Directors:

- Anu Rishu, Treasurer
- Paul Kwan, Director
- Brad Baylis, Director
- Amir Abrari, Director
- Deborah Schwartz, Director

Plus, Tyler Elchuk, who could not attend the AGM but expressed interest via email to join as a Director.

Tyler thanked everyone on the Board, both those who are new and those who are staying, for wanting to play a key role in projects and decisions that will ensure Wentworth remains a vibrant community.

The formal part of the meeting concluded at 7:40 pm and Tyler then opened up the floor to questions.

 $\sim$  See next page for notes from the Q & A session.





## **Notes from thee Question & Answer Session**

1. Will homes in the new Brawn Landing development be encumbered?

Yes, nine homes are being developed to be a part of Wentworth (close off the streets nearest this new development). We are working with Trico and all nine of these nine new homes will become part of the Wentworth Resident Association.

It was also shared the signage now reflects that this new area will be called Wentworth Landing.

2. A member asked if Pixie Gardens had been taken into consideration when assessing contractors for our landscaping needs.

Kathy confirmed they had, but that they only do container planting so they would not meet our needs.

3. What fencing in the community is covered under the encumbrance?

Tyler confirmed that the WRA is responsible for maintaining most of the stone fences in the community. The fences along the east and north perimeters of the community (on 85<sup>th</sup> Street and along Old Banff Coach Road) – stone walls with horizontal metal railings. The fences on both sides of Wentworth Drive – the fences with stone pillars and wooden or horizonal metal railings in between the pillars. Fences along the northside of 9th Avenue – the stone walls with metal X designs in between. The fences along both sides of 89th Street – fences with stone pillars and vertical metal railings. The wooden fence on the southside of the wooded area along 9th Avenue.

All other fences (mostly wooden) are the responsibility of the homeowners.

4. Who is responsible for the sound barriers for Stoney Trail?

Vanessa shared that Alberta Transportation is accountable for managing sound concern, the City of Calgary has no authority to respond to concerns. Details of <u>Alberta Transportation Noise Guidelines</u> were shared and discussed. Some members expressed concern on the sound level and a follow up question was asked if WRA could lead raising concerns with Alberta Transportation. Tyler advised the member to raise their concern with the West Springs Cougar Ridge (WSCR) Community Association and it was unfortunate Joseph, who currently sits on this Associations, was in attendance to comment and confirm whether that Association was involved in conducting sound studies within the community. Residents were encouraged to follow-up directly with the WSCR as this falls into the work they do.





- 5. A member shared that some dog owners in the Ginger Park townhouse complex (northside), which is in close proximity to his home, are walking through an open area crossing over into his yard, resulting in pets defecating and urinating on his property. This has been an ongoing issue for several years and the member would like to put up some type of barrier to stop this.
  - Tyler requested that the homeowner send his plans through to the WRA for review, but that the Restrictive Covenants were clear in what is not permitted and that exceptions cannot be made as this would be precedent setting. The member agreed he would submit more details to the Board as well as a potential solution so that the Board could do a thorough review help in identifying a viable option.
- 6. The following question was received via email from a WRA member... \$270 is a lot to pay when we are in the The Villas of Wentworth and see little to no value. We walk along Wentworth Drive east of 85th St and we see flower pots that are changed twice a year. Why are we paying for this when we don't see these flowers?
  - The fee is the same for all Association members as this reflects the fact that the common spaces within the community can be equally enjoyed by all. Funds generated pay for flowers in all the centre median beds and in the entrance features at 85th Street / Wentworth Drive as well as 9th Avenue/89th Street. Our community does not have above-ground flower pots because we have lots of in-ground beds located in the centre medians along many of our main roads. As shared during the AGM presentation, the Association is entering into the first of a five-year project to slowly transition to perennials and away from annual flowers. Our flower strategy may be different from that of Springside, but the flowers planted for the enjoyment of the community is comparable across the two neighbourhoods.
- 7. The following question was also received via email from a WRA member... I think the fees are getting too expensive and it's time to ask the community what they want to pay, as a priority. After these fees are increased and the fence is fixed are you dropping the fees down?
  - The consensus (of those in attendance at the meeting) was that \$270 was not too much to pay each year to upkeep the common spaces in a beautiful community like Wentworth especially when consideration is given to all the assets there are to maintain (i.e. stone fences, entrance features, inground flower beds, spruce trees, etc.). It is unlikely the fee will ever go down as there is still much fence to maintain, costs continue to rise and the Association always wants to maintain a healthy reserve for continued community upkeep, community-related projects and contingency planning. Any members wanting to be involved in setting the annual fee and determining what it pays for are always welcome to join the Wentworth Residents' Association Board of Directors.

The Annual General Meeting was adjourned at 7:57pm.

