



**Minutes of the Annual General Meeting
Elbow Valley Residents Club**

Date: Monday, October 3, 2017
Time: 6:45 pm – 9:37 pm
Location: Elbow Springs Golf Course

The meeting was called to order by Wayne Jessee at 6:45 pm for the EVRC and for all six meetings of the individual Condominium Corporations. With there being an insufficiency for quorum for the Condominium Corporations, the meetings were adjourned until 7:15 pm and called to order again at that time with the required quorum for EVRC being met and the quorum for each of the Condominium Corporations to be met at the time of their business pursuant to the Condominium Corporations' bylaws.

Preliminary Comments: Wayne Jessee

Mr. Jessee noted that, because of the complexity of the organizational structure of Elbow Valley, seven meetings will be run concurrently, as in the past, for the society Elbow Valley Residents Club (EVRC) and for each of the six (6) bare land condominium corporations.

Mr. Jessee noted that a question and answer session will be held after the adjournment of the meeting, if requested.

1. Introduction of the Board Wayne Jessee

The President introduced the Board of Directors of the Elbow Valley Residents Club:

Jennifer Armand, Phase 4 Director, Website & Facebook Committee, Bylaw Committee, Site 10 Committee;

Victoria Bennett, Phase 3 Director, Website & Facebook Committee, Audit Committee, Site 10 Committee, Volunteer of the Year Committee;

Terry Brooker, Phase 6 Director, Transportation Committee, Elbow Ridge Haven Island project, Celebration of Life Committee;

William MacGillivray, Phase 2 Director, **Corporate Secretary**, Executive Committee;

Cameron Hughes, Phase 3 Director, **Vice President**, Bylaw Committee, Audit Committee, Executive Committee, Volunteer of the Year Committee;

Wayne Jessee, Phase 5 Director, **President**, Executive Committee, Chair Cell 10 Committee, Volunteer of the Year Committee;

Martin Kratz, Phase 2 Director, **Past President**, Audit Committee, Cell 10 Committee, Executive Committee;

Sharon Squires, Phase 1 Director, Cell 10 Committee;

Tibor Osvath, Phase 4 Director, Audit Committee, Golden Aspen Cattail Pond Committee, Cell 10 Committee;

Glen Swail, Phase 6 Director, **Treasurer**, Executive Committee; Audit Committee

Karen Terrien, Phase 3 Director, Celebration of Life Committee,

Bette Beswick, Hidden Hollow, Transportation Committee; Design Review Guidelines, Celebration of Life Committee

Kevin Hanson, Phase 3 Director, Celebration of Life Committee,

Mr. Jessee also recognized the retirement of two directors at the end of this meeting, namely Martin Kratz and Tibor Osvath.

Mr. Jessee noted that each of the directors has made substantial contributions over many years, to our community, through board membership and attendance, through committee membership and leadership and through special projects.

Mr. Jessee recognized other EVRC Representatives in attendance:

- Cindy Groom, General Manager.

Mr. Jessee noted a special guest also attending:

- Terry Hebhardt, Alberta Investigations, Elbow Valley's security provider.

Minutes were recorded by William MacGillivray.

2. Calling the Roll and Certification of Proxies

William MacGillivray

William MacGillivray, the Corporate Secretary of the Elbow Valley Residents Club, presented Notice of Proof of Meeting for the EVRC Annual General Meeting (AGM) and attested that the call for the meeting had been mailed, in accordance with the bylaws and with the Societies Act, at least ten (10) days prior to the date of the meeting.

Mr. MacGillivray certified the attendance and the proxies for the EVRC were in accordance with its bylaws. He also confirmed a quorum for the meeting of the EVRC.

3. Motion to approve agenda.

Wayne Jessee

Motion: Be it resolved that the Agenda, as circulated, be approved.

Moved: Wayne Jessee

Seconded: John Dennis

The motion was carried.

A motion was brought forward by Mike Riley and seconded by Brent Piercy. The motion "to have questions and answer period before the meeting is adjourned". A discussion was held, and a vote was taken. The motion was defeated.

4. Reading and Disposal of any Unapproved Minutes

William MacGillivray

Motion: Be it resolved that the reading of the minutes of the previous meeting be dispensed with and that the minutes of the annual general meeting of the Club, October 3, 2016 subject to any additions or corrections, and the acts taken therein, be ratified.

Moved: Ken Lebioda

Seconded: Mike Riley

The motion was carried.

A motion was brought forward by Hugh O'Neil and seconded by Mike Riley. The motion was: "Moved that matters of widespread resident interest or concern discussed before or after adjournment of an AGM be published in the meeting minutes or as summary notes and be available on the EVRC secure website with-in 30 – 60 days of the AGM".

A discussion was held, and a poll vote was taken. The motion was approved.

5. Ratification of past acts of Board Members and Officers

Wayne Jessee

Motion: Resolved that the past acts of EVRC Board of Directors and Officers be ratified.

Moved: Wayne Jessee

Seconded: Ken Lebioda

The motion was carried.

6. Election of the Members of the Board (EVRC)

Wayne Jessee

The Nominations Committee assumed as its mandate:

- Attracting quality candidates to the EVRC Board and the six Condominium Corporation Boards,
- To attempt to ensure a balance of representation on the EVRC Board and of the six Condominium Corporations,
- To provide for quality continuity on each of the Boards, and
- To engage residents to serve as volunteers.

Mr. Jessee noted that the Elbow Valley Residents Club was trying to elect 8 of 14 Board Members to the EVRC Board for a two-year term, to allow for 50 % overlap of Board Members as provided by the Bylaws. That means half of the board are going into the second year of their two-year term after the meeting. In addition, the EVRC can elect up to seven Condominium Corporation Members per phase. Ideally, the community likes to see representation from each of the six phases, plus Hidden Hollow on the EVRC Board. This is not always possible.

The proposed slate of Directors as recommended by the Nominations Committee was presented:

Victoria Bennett	Phase 3	Standing for re-election
Wayne Jessee	Phase 5	Standing for re-election
Glen Swail	Phase 6	Standing for re-election
Jennifer Armand	Phase 4	Standing for re-election
Terry Brooker	Phase 6	Standing for re-election
Stephanie Traynor	Phase 3	Standing for election
Steven Tory	Phase 6	Standing for election
Jennifer Leetzow	Phase 4	Standing for election

Mr. Jessee asked for nominations from the floor. No further nominations were received.

Motion: Resolved that nominations from the floor be closed for the election of the 2017/2018 Board of Directors.

Moved: Joel Leetzow

Seconded: Mike Riley

The motion was carried.

Motion: Resolved that the slate of Directors elected be added to the 2017 – 2018 Board of Directors.

Moved: John Dennis

Seconded: Victoria Bennett

The motion was carried.

Mr. Jessee thanked all candidates and all voting members for their participation in the democratic process and invited all of the newly elected EVRC board members, as well as existing directors whose term had not expired, to the previously regularly scheduled first Board of Directors meeting on Wednesday October 11, 2017, at 7 pm, at the Residents Club.

7. Report of the President

Wayne Jessee

Mr. Jessee reported that the community is operating well which speaks well of the systems, policies, procedures and human resources in place to operate the Community.

Wayne Jessee commented briefly on the highlights of the past year including:

- Improved communication to residents Architectural
- and Landscaping Guidelines updated Reserve
- Fund study updated on 5-year cycle Development
- applications, including Cell 10
- Board members and their activities
- Role of volunteers

Wayne Jessee then went on to thank the departing directors for their volunteer efforts and made reference to their specific contributions:

- **Martin Kratz**, also a director of the Phase 2 condominium corporation, has completed his second six-year term as a Director with two years between them. Martin has voluntarily contributed greatly in numerous ways, from community structure, governance and management, to helping at events. Martin has been involved from the formative years of our community, including 12 years as President and Chair of the Board of Directors, this past year as active Past President, and as a frequent volunteer at events.
- **Tibor Osvath** has contributed his time and talents to EVRC and Phase 4 for a total of 11 years. He has reached the maximum of six consecutive years of continuous service. The community has enjoyed the benefits of Tibor's thoughtful analysis of significant issues. His informed and prudent comments are appreciated in all matters.

The Chair referred to the 2017 Annual Report included with the Notice of this Annual General Meeting, closing by thanking the volunteers, the staff and the contractors who all made it possible.

8. Report of the Treasurer

Glen Swail

Mr. Swail reviewed the EVRC 2017 Audit highlights and noted that it was a smooth audit, and no recommendations for changes were made by the auditor. He noted EVRC is in compliance with Canadian Accounting Standards for Not-for-Profit Organizations (ASNFPPO).

Mr. Swail reviewed the EVRC Financial highlights 2017 and noted that EVRC maintains a strong balance sheet and the fiscal year ended with an excess of revenues over expenses of \$99,000.

Mr. Swail commented on the year's financial results as follows:

- Strong balance sheet - excellent cash position
- Overall revenues/expenses similar to last year
- Net operating fund profit of \$99k – allocated to capital and special reserve
- \$350k transferred to the Capital/Special Funds
- Going Forward:
 - Maintain affordable fees
 - Focus on Cost Control

Motion: Be it resolved that the Board of Directors of the EVRC be authorized to select and engage the Auditors for the next fiscal year end.

Moved: Brent Piercy

Seconded: Joel Leetzow

The motion was carried.

Mr. Swail then asked if there were any questions from the audience. Discussions were related to opportunities to reduce service fees paid by EVRC and the direction for next years' EVRC fees

9. Recognition of Key Contributors

Volunteer of the Year

Cameron Hughes

Mr. Hughes noted that in 2005, Elbow Valley inaugurated the Linda Knight Award – to honour the selfless and tireless dedication and commitment that Linda Knight made to this community. In her honour, and with her permission, Elbow Valley Residents Club seeks to identify and celebrate volunteers whose contributions are outstanding and a tribute to Linda's leadership and model. This year, the list of candidates was substantial, and it was quite challenging to select a candidate for this position. Nominations were widely solicited and then a committee of directors got together to identify a nominee for the Volunteer of the Year for presentation to the board.

Mr. Hughes noted that this year's Volunteer of the Year, who will be memorialized on a plaque in the Residents Club was **Jennifer Armand**. Mr. Hughes congratulated and thanked the Elbow Valley Volunteer of the Year for 2017 and noted her extensive contributions to the community, including, that Ms. Armand currently sits on the EVRC board, and is a member of the Website & Facebook Committee, the Bylaw Committee, the Site 10 Committee and the Northside Recreation Area Committee. Ms. Armand has also been responsible this year for our new paddle boards, the beach volleyball equipment and the August summer party at the clubhouse

10. Cell 10

Wayne Jessee

Mr. Jessee reported on Homes by AVI's proposal to build 50 villa units at the South-East entrance to Elbow Valley and provided a report on the proposal and related issues. He noted in particular that the EVRC committee reported several times to residents and an information session was held May 26, 2016. He further noted that Rocky View Council had approved a proposal to amend the Elbow Valley Area Structure Plan, and Direct Control Bylaw, at Third reading and that EVRC has a committee working with the developer.

Questions and discussions were had relating to the Cell 10 development and its impact. It was noted that AVI did have rights by having purchased the Cell 10 Lands, but that the Board would continue to negotiate to try to reach an appropriate solution with regard to competing issues such as the value of EVRC facilities, the challenges of limiting use of facilities by non-members and the decisions of the Municipal Government Board on AVI's appeal of the County subdivision approval.

In addition, the following motion was brought forward from the floor and moved and seconded:

Motion: In the event that Avi Lands continues to refuse to require new homeowners in their 50 homes to become EVRC members and pay fees directly to EVRC, it is hereby moved that the Board of Directors proceed to plan and fully cost a fence on the eastern border of Elbow Valley Residents Club land to prevent Avi Lands new homeowners from trespassing on Elbow Valley lands. This analysis must be presented to a specially constituted Special general Meeting for review by members no later than three months from the date of this motion.

A further proposed motion to amend the original motion was voted on and defeated. The motion was discussed and voted on and defeated.

11. Questions

Wayne Jessee

A few questions were heard from the floor including one related to the road speed study conducted in Elbow Valley. The Board noted that the Board had requested Rocky View County to provide it with data relating to speed limits within Elbow Valley and that the study conducted was not specifically what the Board had requested. The Board indicated that it had only now just received the data and would review it with a view to making such data available to residents.

12. Management Report

Cindy Groom

Cindy Groom reviewed the highlights of the operational projects that had been performed by contractors and EVRC staff:

- New paddle boards for Elbow Valley Lake
- A new sports field on the North side
- New beach volleyball equipment
- Weed and algae removal from Lakes and Ponds
- Ongoing infrastructure repairs (culverts, pond and lake outlets, etc.)
- Pest management (beaver and muskrat trapping)
- Swale and drainage restoration
- Work on Elbow Ridge Haven Island now completed

Ms. Groom closed by thanking all staff and contractors who maintain and support the community and invited residents to communicate any relevant issues to the Residents Club staff. Also thank all the volunteers for all the hard work for the events.

13. Unfinished Business from Previous Meetings

Wayne Jessee

There was no unfinished business from previous meetings.

14. New Business

Wayne Jessee

There was no new business.

15. Adjournment

Wayne Jessee

Motion: That the meeting be adjourned.

Moved: Mike Riley

Seconded: Joel Leetzow

The motion was carried.

The Meeting Adjourned at 9:37 pm.

**The Owners: Condominium Plan No. 9810245 (Phase 1)
2017 Annual General Meeting Minutes**

Date: October 3, 2017
Time: 6:45 – 7: 50 pm.
Location: Elbow Springs Golf Course

With the consent of the meeting, the meeting was called to order by Wayne Jessee at 6:55 pm. The meeting was adjourned until such time as quorum was present pursuant to the bylaws.

Minutes were recorded by William MacGillivray.

1. Introduction of the Board Wayne Jessee

Introduction of the Board of the Condominium Corporation:

- Nancy Dundas,
- Sharon Squires

Guests:

- Wayne Jessee, President, EVRC
- Cindy Groom, General Manager, EVRC
- Terry Hebhardt, Alberta Investigations, Elbow Valley's security provider

2. Calling the Roll and Certification of Proxies William MacGillivray

William MacGillivray, Secretary of the EVRC, certified the proxies for the Condominium Corporation in accordance with its bylaws and confirmed a quorum for the meeting of the Condominium Corporation was now present.

3. Proof of Notice of Meeting William MacGillivray

William MacGillivray presented Notice of Proof of Meeting for the Condominium Corporation Annual General Meeting (AGM) and attested that the call for the meeting had been mailed, in accordance with the bylaws and with the Condominium Act, seven (7) days prior to the date of the meeting.

4. Approval of the Omnibus Motion Wayne Jessee

Be it resolved that:

- The Chairman of the EVRC be appointed the Chair of the Corporation's Meeting,
- The Notice of meeting be waived,
- The Agenda as circulated be approved,
- The reading of the minutes of the previous meeting be dispensed with,
- The minutes of the previous meeting be adopted as provided, subject to any additions or corrections, and the acts taken therein be ratified,
- The past acts of the Board of Directors and Officers be ratified,
- The presentation of a budget or financial statement be waived, as the corporation holds no material assets and currently charges no general fees, and
- The appointment of external auditors be waived.

Motion: That the OMNIBUS Resolution for Condominium Corporation 9810245, Phase 1, be approved as shown on the screen.

Moved: Nancy Dundas

Seconded: John Dennis

The motion was carried.

5. Election of Directors

Wayne Jessee

The Condominium Corporation can have a maximum of seven (7) Directors, and they are elected for a 1-year team.

Two candidates are standing for election of Directors of Phase 1 – Sharon Squires and Nancy Dundas who are incumbents.

Mr. Jessee asked for nominations from the floor. No candidates from the floor were received.

Motion: To close nominations for Phase I Condominium Corporation 9810245.

Moved: Nancy Dundas

Seconded: Sharon Squires

The motion was carried.

Motion: That the slate of candidates nominated be acclaimed to the Condominium Corporation 9810245 Board of Directors for the 2017 - 2018 year.

Moved: Louise Eisner

Seconded: Brock Winter

The motion was carried.

Wayne Jessee thanked all candidates and all voting members for their participation in the democratic process.

6. Question Period

There were no questions from the floor.

7. Motion to Adjourn

Motion: Resolved that the Annual General Meeting of the Condominium Corporation 9810245 be adjourned.

Moved: Nancy Dundas

Seconded: Louise Eisner

The motion was carried.

The Meeting Adjourned at 7:50 pm.

The Owners: Condominium Plan No. 9813459 (Phase 2)
2017 Annual General Meeting Minutes

Date: October 3, 2017
Time: 6:45 pm – 7:58 pm.
Location: Elbow Springs Golf Course

With the consent of the meeting, the meeting was called to order by Wayne Jessee at 6:45 pm. The meeting was adjourned until such time as quorum was present pursuant to the bylaws.

Minutes were recorded by William MacGillivray

1. Introduction of the Board Wayne Jessee

Introduction of the Board of the Condominium Corporation:

- Martin Kratz,
- Janet Lawson,
- William MacGillivray

Guests:

- Wayne Jessee, President, EVRC
- Cindy Groom, General Manager, EVRC
- Terry Hehardt, Alberta Investigations, Elbow Valley's security provider

2. Calling the Roll and Certification of Proxies William MacGillivray

William MacGillivray, Secretary of the EVRC, certified the proxies for the Condominium Corporation in accordance with its bylaws and confirmed a quorum for the meeting of the Condominium Corporation was now present.

3. Proof of Notice of Meeting William MacGillivray

Mr. MacGillivray presented Notice of Proof of Meeting for the Condominium Corporation Annual General Meeting (AGM) and attested that the call for the meeting had been mailed, in accordance with the bylaws and with the Condominium Act, seven (7) days prior to the date of the meeting.

4. Approval of the Omnibus Motion Wayne Jessee

Be it resolved that:

- The Chairman of the EVRC be appointed the Chair of the Corporation's Meeting,
- The Notice of meeting be waived,
- The Agenda as circulated be approved,
- The reading of the minutes of the previous meeting be dispensed with,
- The minutes of the previous meeting be adopted as provided, subject to any additions or corrections, and the acts taken therein be ratified,
- The past acts of the Board of Directors and Officers be ratified,
- The presentation of a budget or financial statement be waived, as the corporation holds no material assets and currently charges no general fees, and
- The appointment of external auditors be waived.

Motion: That the OMNIBUS Resolution for Condominium Corporation 9813459, Phase 2, be approved as shown on the screen.

Moved: Mike Riley
Seconded: Janet Lawson

The motion was carried.

5. Election of Directors

Wayne Jessee

The Condominium Corporation can have a maximum of seven (7) Directors, and they are elected for a 1-year team.

Three candidates stand for election of Directors of Phase 2 – incumbents Martin Kratz, William MacGillivray and Janet Lawson.

Mr. Jessee asked for nominations from the floor. No candidates from the floor were received.

Motion: To close nominations for Phase 2 Condominium Corporation 9813459.

Moved: Mike Riley
Seconded: Michael Ho

The motion was carried.

Motion: That the slate of candidates nominated be acclaimed to the Condominium Corporation 9813459 Board of Directors for the 2017 – 2018 year.

Moved: Hugh O’Neil
Seconded: Michael Ho

The motion was carried.

Mr. MacGillivray thanked all candidates and all voting members for their participation in the democratic process.

6. Question Period

There were no questions from the floor.

7. Motion to Adjourn

Motion:

Resolved that the Annual General Meeting of the Condominium Corporation 9813459 be adjourned.

Moved: Michael Ho
Seconded: Danny Dorosz

The motion was carried.

The Meeting Adjourned at 7:58 pm.

**The Owners: Condominium Plan No. 0010214 (Phase 3)
2017 Annual General Meeting Minutes**

Date: October 3, 2017
Time: 6:45 pm – 8:04 pm.
Location: Elbow Springs Golf Course

With the consent of the meeting, the meeting was called to order by Wayne Jessee at 6:45 pm. The meeting was adjourned until such time as quorum was present pursuant to the Bylaws.

Minutes were recorded by William MacGillivray

1. Introduction of the Board Wayne Jessee

Introduction of the Board of the Condominium Corporation:

- Karen Terrien,
- Cameron Hughes,
- Victoria Bennett,
- Stephanie Traynor
- Kevin Hanson

Guests:

- Wayne Jessee, President, EVRC
- William MacGillivray, Corporate Secretary, EVRC
- Cindy Groom, General Manager, EVRC
- Terry Hehardt, Alberta Investigations, Elbow Valley's security provider

2. Calling the Roll and Certification of Proxies William MacGillivray

William MacGillivray, Secretary of the EVRC, certified the proxies for the Condominium Corporation in accordance with its bylaws and confirmed a quorum for the meeting of the Condominium Corporation was now present.

3. Proof of Notice of Meeting William MacGillivray

William MacGillivray presented Notice of Proof of Meeting for the Condominium Corporation Annual General Meeting (AGM) and attested that the call for the meeting had been mailed, in accordance with the bylaws and with the Condominium Act, seven (7) days prior to the date of the meeting.

4. Approval of the Omnibus Motion Wayne Jessee

Be it resolved that:

- The Chairman of the EVRC be appointed the Chair of the Corporation's Meeting,
- The Notice of meeting be waived,
- The Agenda as circulated be approved,
- The reading of the minutes of the previous meeting be dispensed with,
- The minutes of the previous meeting be adopted as provided, subject to any additions or corrections, and the acts taken therein be ratified,
- The past acts of the Board of Directors and Officers be ratified,
- The presentation of a budget or financial statement be waived, as the corporation holds no material assets and currently charges no general fees, and
- The appointment of external auditors be waived.

Motion: That the OMNIBUS Resolution for Condominium Corporation 0010214, Phase 3, be approved as shown on the screen.

Moved: Victoria Bennett

Seconded: Chris Szelewski

The motion was carried.

5. Election of Directors

Wayne Jessee

The Condominium Corporation can have a maximum of seven (7) Directors, and they are elected for a 1-year team.

Five candidates are standing for election of Directors of Phase 3 – Victoria Bennett, Stephanie Traynor, Karen Terrien, Cameron Hughes and Kevin Hanson incumbents.

Mr. Jessee asked for nominations from the floor. Christine Mighton volunteered from the floor and was added to the slate of director candidates.

Motion: To close nominations for Phase 3 Condominium Corporation 0010214.

Moved: Danny Dorosz

Seconded: Karen Terrien

The motion was carried.

Motion: That the slate of candidates nominated be acclaimed to the Condominium Corporation 0010214 Board of Directors for the 2017 - 2018 year.

Moved: Jean Geddes

Seconded: Danny Dorosz

The motion was carried.

Wayne Jessee thanked all candidates and all voting members for their participation in the democratic process.

6. Question Period

There were no questions from the floor.

7. Motion to Adjourn

Motion: Resolved that the Annual General Meeting of the Condominium Corporation 0010214 be adjourned.

Moved: Cameron Hughes

Seconded: Karen Terrien

The motion was carried.

The Meeting Adjourned at 8:04 pm.

**The Owners: Condominium Plan No. 0013252 (Phase 4)
2017 Annual General Meeting Minutes**

Date: October 3, 2017
Time: 6:45 pm – 8:08 pm.
Location: Elbow Springs Golf Course

With the consent of the meeting, the meeting was called to order by Wayne Jessee at 6:45 pm. The meeting was adjourned until such time as quorum was present pursuant to the bylaws.

Minutes were recorded by William MacGillivray

1. Introduction of the Board Wayne Jessee

Introduction of the Board of the Condominium Corporation:

- Tibor Osvath,
- Jennifer Armand,

Guests:

- Wayne Jessee, President, EVRC
- William MacGillivray, Corporate Secretary, EVRC
- Cindy Groom, General Manager, EVRC
- Terry Hebhardt, Alberta Investigations, Elbow Valley's security provider

2. Calling the Roll and Certification of Proxies William MacGillivray

William MacGillivray, Secretary of the EVRC, certified the proxies for the Condominium Corporation in accordance with its bylaws and confirmed a quorum for the meeting of the Condominium Corporation was now present.

3. Proof of Notice of Meeting William MacGillivray

William MacGillivray presented Notice of Proof of Meeting for the Condominium Corporation Annual General Meeting (AGM) and attested that the call for the meeting had been mailed, in accordance with the bylaws and with the Condominium Act, seven (7) days prior to the date of the meeting.

4. Approval of the Omnibus Motion Wayne Jessee

Be it resolved that:

- The Chairman of the EVRC be appointed the Chair of the Corporation's Meeting,
- The Notice of meeting be waived,
- The Agenda as circulated be approved,
- The reading of the minutes of the previous meeting be dispensed with,
- The minutes of the previous meeting be adopted as provided, subject to any additions or corrections, and the acts taken therein be ratified,
- The past acts of the Board of Directors and Officers be ratified,
- The presentation of a budget or financial statement be waived, as the corporation holds no material assets and currently charges no general fees, and
- The appointment of external auditors be waived.

Motion: That the OMNIBUS Resolution for Condominium Corporation 0013252, Phase 4, be approved as shown on the screen.

Moved: Joel Leetzow
Seconded: Jennifer Armand

The motion was carried.

5. Election of Directors

Wayne Jessee

The Condominium Corporation can have a maximum of seven (7) Directors, and they are elected for a 1-year team.

Two candidates stand for election of Directors of Phase 4 – Jennifer Armand and Jennifer Leetzow incumbents.

Mr. Jessee asked for nominations from the floor. Debbie Shields volunteered.

Motion: To close nominations for Phase 4 Condominium Corporation 0013252.

Moved: Jennifer Armand
Seconded: Howard Bock

The motion was carried.

Motion: That the slate of candidates nominated be acclaimed to the Condominium Corporation 0013252 Board of Directors for the 2017 - 2018 year.

Moved: Howard Bock
Seconded: Ruth Ullman

The motion was carried.

Wayne Jessee thanked all candidates and all voting members for their participation in the democratic process.

6. Question Period

There were no questions from the floor.

7. Motion to Adjourn

Motion: Resolved that the Annual General Meeting of the Condominium Corporation 0013252 be adjourned.

Moved: Joel Leetzow
Seconded: Jennifer Armand

The motion was carried.

The Meeting Adjourned at 8:08 pm.

**The Owners: Condominium Plan No. 0212033 (Phase 5)
2017 Annual General Meeting Minutes**

Date: October 3, 2017
Time: 6:45 – 8:11 pm.
Location: Elbow Springs Golf Course

With the consent of the meeting, the meeting was called to order by Wayne Jessee at 6:45 pm. The meeting was adjourned until such time as quorum was present pursuant to the bylaws.

Minutes were recorded by William MacGillivray

1. Introduction of the Board Wayne Jessee

Introduction of the Board of the Condominium Corporation:

- Wayne Jessee

Guests:

- William MacGillivray, Corporate Secretary, EVRC
- Cindy Groom, General Manager, EVRC
- Terry Hebhardt, Alberta Investigations, Elbow Valley's security provider

2. Calling the Roll and Certification of Proxies William MacGillivray

William MacGillivray, Secretary of the EVRC, certified the proxies for the Condominium Corporation in accordance with its bylaws and confirmed a quorum for the meeting of the Condominium Corporation was now present.

3. Proof of Notice of Meeting William MacGillivray

William MacGillivray presented Notice of Proof of Meeting for the Condominium Corporation Annual General Meeting (AGM) and attested that the call for the meeting had been mailed, in accordance with the bylaws and with the Condominium Act, seven (7) days prior to the date of the meeting.

4. Approval of the Omnibus Motion Wayne Jessee

Be it resolved that:

- The Chairman of the EVRC be appointed the Chair of the Corporation's Meeting,
- The Notice of meeting be waived,
- The Agenda as circulated be approved,
- The reading of the minutes of the previous meeting be dispensed with,
- The minutes of the previous meeting be adopted as provided, subject to any additions or corrections, and the acts taken therein be ratified,
- The past acts of the Board of Directors and Officers be ratified,
- The presentation of a budget or financial statement be waived, as the corporation holds no material assets and currently charges no general fees, and
- The appointment of external auditors be waived.

Motion: That the OMNIBUS Resolution for Condominium Corporation 0212033, Phase 5, be approved as shown on the screen.

Moved: Brent Piercy
Seconded: Danny Dorosz

The motion was carried.

5. Election of Directors

Wayne Jessee

The Condominium Corporation can have a maximum of seven (7) Directors, and they are elected for a 1-year team.

One candidate stands for election of Directors of Phase 5 – Wayne Jessee, incumbent.

Mr. Jessee asked for nominations from the floor. Brent Piercy, Ken Lebioda volunteered and was added to the slate of candidates.

Motion: To close nominations for Phase 5 Condominium Corporation 0212033.

Moved: Kevin Murphy
Seconded: Chris Charnley

The motion was carried.

Motion: That the slate of candidates nominated be acclaimed to the Condominium Corporation 0212033 Board of Directors for the 2017 - 2018 year.

Moved: Chris Charnley
Seconded: Kevin Murphy

The motion was carried.

Wayne Jessee thanked all candidates and all voting members for their participation in the democratic process.

6. Question Period

There were no questions from the floor.

7. Motion to Adjourn

Motion: Resolved that the Annual General Meeting of the Condominium Corporation 0212033 be adjourned.

Moved: Kevin Murphy
Seconded: Chris Charnley

The motion was carried.

The Meeting Adjourned at 8:11 pm.

**The Owners: Condominium Plan No. 0311031 (Phase 6)
2017 Annual General Meeting Minutes**

Date: October 3, 2017
Time: 6:45 pm – 8:14 pm
Location: Elbow Springs Golf Course

With the consent of the meeting, the meeting was called to order by Wayne Jessee 6:45 pm. The meeting was adjourned until such time as quorum was present pursuant to the bylaws.

Minutes were recorded by William MacGillivray.

1. Introduction of the Board Wayne Jessee

Introduction of the Board of the Condominium Corporation:

- Glen Swail,
- Terry Brooker

Guests:

- Wayne Jessee, President, EVRC
- William MacGillivray, Corporate Secretary, EVRC
- Cindy Groom, General Manager, EVRC
- Terry Hebbardt, Alberta Investigations, Elbow Valley's security provider

2. Calling the Roll and Certification of Proxies William MacGillivray

William MacGillivray, Secretary of the EVRC, certified the proxies for the Condominium Corporation in accordance with its bylaws and confirmed a quorum for the meeting of the Condominium Corporation was now present.

3. Proof of Notice of Meeting William MacGillivray

William MacGillivray presented Notice of Proof of Meeting for the Condominium Corporation Annual General Meeting (AGM) and attested that the call for the meeting had been mailed, in accordance with the bylaws and with the Condominium Act, seven (7) days prior to the date of the meeting.

4. Approval of the Omnibus Motion Wayne Jessee

Be it resolved that:

- The Chairman of the EVRC be appointed the Chair of the Corporation's Meeting,
- The Notice of meeting be waived,
- The Agenda as circulated be approved,
- The reading of the minutes of the previous meeting be dispensed with,
- The minutes of the previous meeting be adopted as provided, subject to any additions or corrections, and the acts taken therein be ratified,
- The past acts of the Board of Directors and Officers be ratified,
- The presentation of a budget or financial statement be waived, as the corporation holds no material assets and currently charges no general fees, and
- The appointment of external auditors be waived.

Motion: That the OMNIBUS Resolution for Condominium Corporation 0311031, Phase 6, be approved as shown on the screen.

Moved: Steven Tory

Seconded: David Esau

The motion was carried.

5. Election of Directors

Wayne Jessee

The Condominium Corporation can have a maximum of seven (7) Directors, and they are elected for a 1-year team.

Three candidates stand for election of Directors of Phase 6 – Glen Swail, Terry Brooker and Stephen Tory, incumbents.

Mr. Jessee asked for nominations from the floor. No candidates from the floor were received.

Motion: To close nominations for Phase 6 Condominium Corporation 0311031.

Moved: Brock Winter

Seconded: David Esau

The motion was carried.

Motion: That the slate of candidates nominated be acclaimed to the Condominium Corporation 0311031 Board of Directors for the 2017 - 2018 year.

Moved: David Esau

Seconded: Brock Winter

The motion was carried.

Wayne Jessee thanked all candidates and all voting members for their participation in the democratic process.

6. Question Period

There were no questions from the floor.

7. Motion to Adjourn

Motion: Resolved that the Annual General Meeting of the Condominium Corporation 0311031 be adjourned.

Moved: Brock Winter

Seconded: Steven Tory

The motion was carried.

The Meeting Adjourned at 8:14 pm.