



Wentworth Residents' Association
Minutes from the Annual General Meeting
West Springs Co-op Meeting Room
Monday, April 13, 2015

Directors in Attendance:

- Sunil Joneja, President
- Andrea Lanyi, Treasurer
- Cristie Sutherland, Director
- Rajiv Saran, Director
- Jon Warren, Director
- Greg Hillaby, Director
- Carl Reine, Director
- Rida Rehmani, Director

Residents in Attendance: 10

Meeting was called to order by Andrea at 7:30pm

Agenda

- Opening Remarks
- Introductions
- 2014 Review
- 2015 New Business
 - Plans for the Upcoming Year
 - Budget Outlook
 - Nominations and Elections
- General Membership Discussion

Opening Remarks/Introductions

- Andrea welcomed everyone in attendance for taking the time to come tonight.
- Introduced the WRA Board noting that the Association is looking for a new president, treasurer and secretary (this last position has been vacant for several years) as well as additional directors. Both the current president and treasurer will be resigning tonight.



2014 Review

- Community Garage Sale
 - Held on May 24th with 33 homes pre-registering.
- Old Banff Coach Road Fence
 - Completed the third and final phase of our multi-year project to re-paint the metal on the stone fences in our community.
- Masonry Repairs
 - Completed masonry repairs on the stone pillars that make up our Wentworth Drive fences.
- Collections
 - 11 accounts were sent to our lawyer for collections. We're pleased to report that all the owners have brought their accounts into good standing!
 - There are still two stragglers accounts from 2012 that we continue to work towards collecting.
 - Our accounts receivables are currently less than \$2000.
- Financial position continues to remain sound
 - Last year we gave residents a full (\$200) rebate off their annual fees because we had such a significant cash reserve.
 - The only money coming to us this year was from past dues.
 - At the end of our fiscal year (Feb. 28, 2015) our bank balance was \$184,682.84.

	2014 Budget	2014 Actuals	Difference
Revenue	\$0	\$4,105	\$4,105
Expenses	\$98,800	\$100,489	\$1,689
Net (Shortfall)/Surplus	(\$98,800)	(\$96,384)	(\$2,416)

Note: 60 home owners paid their overdue fees. Consultant fees were not included in budget and there was no community-wide event.



- 2014 Expense Detail

- Landscaping \$66,366
 - This makes up most of our expenses.
 - We have yearly contract with Foothills Landscaping.
- Maintenance projects \$11,555
 - Fence painting (metal) and masonry (stone) repairs.
- Snow removal & off-season garbage collection \$6,355
 - We must remove snow from the sidewalk adjacent to the piece of land we own on the south side of 9 Ave.
 - We collect garbage from the community bins.
- Contractor \$10,020
 - This past year we hired a contractor to manage our day-to-day business and it's been working very well.
- Administration \$4,106
 - Includes credit card processing fees, mailbox rental, invoicing, postage, etc.
- Insurance \$1,453
 - We carry directors' insurance.
- Garage sale \$634
 - Advertising for the community wide garage sale.

Total Expenses = \$100,489

2015 New Business

- Continuation of all Current Services
- Community Garage Sale
 - Scheduled for Saturday, May 23rd.
 - We do the advertising as well as add a map of the participating homes to mywentworth.com.
 - Community members sell and keep all the proceeds.



WENTWORTH
Wentworth Residents' Association

- Masonry Repairs
 - Will complete masonry repairs on our Old Banff Coach Road and 85th Street stone fences.
- 9th Avenue Entrance Upgrade
 - Will plant trees and flower beds along the centre median to match the entrances at Wentworth Drive & 85th Street as well as Old Banff Coach Road & 89th Street
- Playground Landscaping Upgrades
 - Will undertake various landscaping upgrades at our three playgrounds this upcoming year. This includes more weeding, new mulch, sweeping in the rocks.

- Budget Outlook

– Continuation of current landscaping services	\$65,000
– Continuation of snow removal & garbage collection	\$5,000
– Continuation of contractor's services	\$20,000
– Continued administration and insurance expenses	\$5,000
– Additional flower beds for 9 th Avenue entrance	\$7,000
– Additional landscaping upgrades for playgrounds	\$13,000
– Masonry repairs to remain stone fences	\$10,000
– Community-wide event(s)	\$5,000

Total Budgeted Expenses = \$130,000

- Revenue projection
 - 730 homes x \$100 fee x 80% collection rate = \$58,400
- Projected shortfall
 - 2015 expenses (\$130,000) less fees collected = \$71,600
- Financial position going into 2016
 - Current balance (\$184,683) less shortfall ≈ \$113,083
 - Sufficient funds to provide contingency and undertake additional landscaping enhancements in 2015
 - No fee increase, but rather a rebate for the 3rd consecutive year



Nominations and Elections

- Resignations
 - Sunil Joneja, President
 - Andrea Lanyi, Treasurer

- Open Positions (minimum 2-year terms open to all members of the Association)
 - President
 - Received one nomination from a current director, Cristie Sutherland.
 - Cristie becomes the new President of the Wentworth Residents' Association and with this position she gains signing authority.
 - Treasurer
 - Received one nomination from a current director, Rajiv Saran.
 - Rajiv becomes the new Treasurer of the Wentworth Residents' Association and with this position he too gains signing authority.
 - Secretary
 - Received one nomination from a current director, Jon Warren.
 - Jon becomes the new Secretary of the Wentworth Residents' Association.
 - Director(s)
 - Received two nominations, Dan McPhee and Raheel Panjwania
 - Both will become Directors of the Wentworth Residents' Association.

Discussion

Question: Who cuts the grass at the playgrounds?

Answer: The City, but we can watch this year to ensure its well maintained and then consider asking Foothills to do it the following year if we're not satisfied.

Question: Who answers the emails? Do you have a management company doing it?

Answer: This past year we hired a contractor and they respond to all our email inquiries – looking to the Board for input as required.

Question: What is the invoicing process? How do you collect unpaid fees?



Answer: Invoices are issued each spring. Reminder notices go out in the fall. Any accounts that haven't been paid for two years are then sent for collections. We delegate the collections process to a law firm. Any legal fees incurred become the responsibility of the homeowners as per the encumbrance registered on the title of their property.

Question: Tell me more about the landscaping contract.

Answer: The landscaping contract is signed on an annual basis. The contract was originally put out to tender, but we've been happy with Foothills so we continue to stay with them.

Question: Emails are not signed by a person, but rather the association. It's not personable.

Answer: Thanks for your suggestion. We'll look into and consider changing it.

Question: Who's responsible for the trees?

Answer: The city. Call 311 if you have any tree-related concerns.

Question: Who's responsible for fence maintenance?

Answer: The Association maintains the fences on shared property. The residents are responsible for maintaining fences on their property – even if the fence (stone, metal or wood) was originally built by the developer.

Question received via email: Can smaller basketball hoops be considered (purchased and installed) for the basketball courts behind the Wentworth Square playground?

Answer: Yes. However, you will need to research this idea and submit plans/costs to the Association so that we can then give serious consideration towards funding a project such as this. We feel the entire community would benefit from such an initiative.

Question received via email: Can a skating rink be considered for the community?

Answer: Yes. However, you will again need to research this idea and submit plans/costs.

Closing

Sunil thanked everyone for coming and again thanked Andrea for everything she's done saying the entire community should be very appreciative of her commitment to the Association.

Meeting was adjourned at 8:06pm.