

Meeting notes - FIRST ANNUAL GENERAL MEETING

ALLARD HOMEOWNERS ASSOCIATION (the "AHOA")

Date and Time: May 31, 2021 at 7:01 pm

Location: Virtual via Zoom Webinar

Moderated By: Jon Neville

Guests: Chris Nicholas, Karen Oshry, Mark Tookey

1.	<p>Call to order and attendance count</p> <ul style="list-style-type: none">• Establishing quorum <p>Meeting Notes: Karen Oshry confirmed the quorum.</p>
2.	<p>Appointment of recording secretary</p> <p>Meeting Notes:</p> <p>Prabhat Chaturvedi nominated as recording secretary by Jon Neville</p>
3.	<p>Report of Interim Board</p> <p>Meeting Notes:</p> <p>Chris presented the financial reporting from the AGM slide (Attached)</p> <p>Overview of board make-up provided</p> <p>Board member introductions</p> <ul style="list-style-type: none">• Mike Moran• John Schumacher• Jacky Tsui• Prabhat Chaturvedi• Paurush Sharma• Hiep Ngo• Lucas Lau

4.	<p>Election of Directors</p> <p>Meeting Notes:</p> <ul style="list-style-type: none"> ● Motion made by Carla Steadman to elect the seven above mentioned board members, seconded by Priscilla Eisner. ● Meeting poll passed motion to elect the members to the board. Results will be reviewed following the meeting to ensure votes are counted correctly. ● Online vote started at 7:15 pm and was completed by 7:18pm ● 95% were in favour while 5% were not in favour to elect the proposed Board Members. There were a total of 59 attendees that cast a vote.
5.	<p>Q&A - started 7:24pm</p> <p>Meeting Notes:</p> <ul style="list-style-type: none"> ● Reviewed FAQ slides from presentation ● Begin Q&A discussion with all attendees (summary of answers below): <ul style="list-style-type: none"> ○ How many homes are in Allard? <ul style="list-style-type: none"> ■ Approx 1600 single family and 300 condo units ○ Where the maintenance and other operational work will happen and would like to see the work in progress as it costing almost 200K <ul style="list-style-type: none"> ■ The 200k is reflective of the money that MLC Land has spent ■ The board has undertaken a tender process for the ongoing landscaping and maintenance ○ What is the duration of the board director? Who decides the HOA fees amount ? Also are we going to see a frequent increase on HOA fees every year? <ul style="list-style-type: none"> ■ The duration of board positions is 1 year (the time they are elected until the next AGM) ■ The current 2021 fee was based on the budget provided by MLC. Annual fees in 2022 and beyond are to be determined by the Board ○ So this HOA fee must be listed in the legal document or title right? If not, what will happen in this case? <ul style="list-style-type: none"> ■ The rent incumbrance should be on every title ■ If it is not, then the property is likely outside of the HOA boundaries ■ The title does not specify the exact fee, the HOA will set the fee ○ Are we going to get a financial report at the end of the year? <ul style="list-style-type: none"> ■ Financial reports will be provided annually at the AGM ○ I would also like to see the HOA fees reduced for Condo Owners. As Condo Owners we already pay 2 levels of levies in the form of City Taxes and Condo Fees. The HOA fees add a third layer of mandatory fees making condo living less affordable. <ul style="list-style-type: none"> ■ The AHOA board decides the fee annually

- The 2022 annual fees have not been set yet so this is something to consider for future fees.
- I don't understand whole procedure but when I call to city to figure it out , they don't have any information about your HOA thing and they said call to police of Edmonton if it's not Scam ! When I gave them your limited information they also said to me don't pay because it looks like a scam to them as well . In this situation, what should I do?
 - A recommendation for any member who is unsure to discuss your concerns with the lawyer you retained when purchasing the property. They will be able to provide you specific information regarding your property.
- Will minutes be sent out with the Q&A answers? And can some of the answers be elaborate on, as I don't feel like we are getting enough information with on the spot answers.
 - Request for minutes to be sent out/shared, along with the Q and A
- How much are we going to be paying the management company and where are they located?
 - Currently, there is no management company. At the time of the AGM the transition from MLC Land to the AHOA Board of Directors was still in progress.
- What is the deadline to pay HOA fees for this year? and how do I pay?
 - Deadline to pay 2021 is June 1, 2021, however, there will be no penalty until the end of August. Payments can be made on the website (<https://allardhoa.com/>).
- How many people are required for a quorum to exist at a AGM? We have 1900 residences and I thought I heard 5 at the start.
 - For the first AGM (2021), only 5 attendees are required for quorum. However, 10 attendees will be needed for future AGMs. This can be changed via the bylaws
- How restrictive will the HOA be concerning changes made to individual properties in the future such as changing architectural features? (colours, buildings, fencing, roofs etc.)
 - The HOA cannot enforce items related to residents' architecture or landscaping but MLC can assist the AHOA with that if needed.
- Are we allowed to stop business owners from putting their signage by the Allard gate? they can use other places. I want to see a beautiful entrance.
 - Unsure if this was related to builder signs, but MLC can help with this if needed. Question submitter should clarify via email to info@allardhoa.com
- How do I bring forward a wood fencing maintenance concern along 30 Ave?
 - Concerns related to fencing can be sent to info@allardHOA.com
- Are the funds already collected ~\$240K in an investment account?
 - The funds that are currently held by MLC are and have not been invested, they are being kept in a chequing account
- Are we going to have a Community League?
 - The AHOA is not associated to the community league

- How do we reach out to the board in regards to issues we feel that need to be addressed moving forward?
 - The board can be contacted at info@allardhoa.com
- Is the city passing on the development of parks, community rinks, beautification, maintenance of neighborhoods etc. onto HOA's?
 - The COE is not passing on maintenance of community features, they will still do maintenance, but the HOA is supplementing it.
 - In 2020 the summer maintenance was almost exclusively done by the HOA due to cutbacks at the City of Edmonton.
- Are Some of our HOA fees going towards safety in the neighbourhood?
 - The board has discussed collaborating with EPS to make Allard a safer community
- Will the fee increase every year? The 2022 fees are significantly more than 2021.
 - The 2021 fee had been pro-rated for 7/12 months because the HOA is coming into effect on June 1. For 2022, the full annual fee will be charged.
- Why did the request for fees go out before a board of directors from the community was elected and a budget was approved?
 - There is a Board of Directors formed by the MLC Land staff
 - MLC wanted the HOA to be well financed and well empowered, so MLC assisted in the initial fee collection
- Can we get community league fees waived?
 - A community league is completely different than an HOA, and it would be up to the Board to work in conjunction with the league
- Why do the bylaws state that proxies will not be acceptable for voting purposes?
 - If the HOA decides that they want to have proxy votes, they can amend the bylaws
- Is the HOA responsible for cleaning snow for internal roads?
 - No, roadways are owned by the City of Edmonton and it is their responsibility to clear them.
 - MLC Land has complimented the City's efforts on the pathways
- As per the Board structure chart, a director position has been given to be used as a condo director, which goes against HOA by-laws on how the board is structured. At some point it could create a conflict of interest between what each board interest desired for the condo board member within the HOA board
- Will we receive a copy of the bylaws and covenants?
 - Yes, it will be available most likely on the website
- Were there other Allard homeowners interested in becoming a board member? How were the people introduced tonight chosen?
 - There was an initial call out for volunteers about 2 years ago
 - After the mailout we received more volunteers, we ended up with about 15 volunteers
 - We held an internal meeting to decide on the 7 owners that were willing to stand for election tonight

	<ul style="list-style-type: none"> ○ When I purchased my condominium 5 years ago, this was not mentioned or made clear that the HOA would impose its services on this neighbourhood. So it is very surprising that I received this letter automatically enrolling me into an unnecessary service. This is purely cosmetic and above and beyond what the city does. Why wasn't there a meeting to let owners decide if this is something we wanted <ul style="list-style-type: none"> ■ At the time of purchase it is the duty of your lawyer to make sure you are aware of any encumbrances on the property. ■ The recommendation from MLC would be to continue with the HOA as communities with HOAs retain their value much better. ○ Is the HOA going to address the lack of maintenance on individual properties? Weeds, dead grass, uncut grass and no snow removal. <ul style="list-style-type: none"> ■ Enforcing this is better done by the developer ■ The owner would have obligations under the sales agreement to complete their landscaping ○ Is the fiscal year Jan to Dec? <ul style="list-style-type: none"> ■ Yes ○ Will the beautification work from Allard HOA affect this area's determination of city taxes for this area? <ul style="list-style-type: none"> ■ No, the city will not give Allard homeowners any financial consideration ○ Are the board members receiving pay for serving on the board? <ul style="list-style-type: none"> ■ No ○ Why are some areas in Allard not included in HOA (east side of allard)? <ul style="list-style-type: none"> ■ A portion of Allard was developed by United and did not want to participate in the HOA and thus did not place the encumbrance on the titles ■ Everything that MLC developed is part of the HOA ○ Time limit of the meeting has been reached. Not all questions have been addressed, however, residents can email info@Allardhoa.com email.
6.	Termination of meeting @ 8:02 pm

Prabhat Chaturvedi
Secretary

Encl.: AHOA Presentation Slide Deck

June 15, 2021