



P A N O R A M A
H I L L S

Northstar Residents Association Ltd.

**Minutes of the Annual General Meeting
Thursday October 28, 2021 @ ZOOM**

1. Call to order & Election of the Chair for the Meeting

Troy Davis, President of the Association called the meeting to order at 7:10PM

Motion made by Arif Jinnah, seconded by Jamie Kleinsteuber, that Troy Davis be elected as Chair for the meeting - **Motion carried**

2. Determination of a Quorum

A Quorum consists of not less than 50 Members (Article 13 of the "Articles of Association). Arif Jinnah, Secretary of the Association, declared that, based on the number of registered Members in attendance (56 properties) and Proxies received (105) that a quorum was present for the meeting. As quorum has been fulfilled, the meeting will proceed

Scrutineers for Board Member voting : Meet My Condo

3. Proof of Notice of Meeting

Notice of the AGM was provided to all property owners by regular mail under letter. In addition, the Notice of Meeting was posted to the Association's website, noted in the Association's news letter, posted to the Associations Facebook page, and advertised on boulevard signage placed on major roadways throughout the Community.

4. Introduction of Board of Directors

The Chair of the Meeting introduced the currently members of the Board of Directors, and the General Manager:

Troy Davis, President	Kevin Sundvall, Treasurer	Arif Jinnah, Secretary
Ron Buchan, Director	Jennifer Rattigan, Directory	Jamie Kleinsteuber, Director
Rod Burylo, Director	Ben Druce, Director	

5. Adoption of the Minutes of the prior year AGM, held on Sep 22, 2020

Motion made by Arif Jinnah, seconded by Jamie Kleinsteuber, that the minutes of the Annual General Meeting, held September 22, 2020, be approved as presented - **Motion Carried**

6. Approval of the Audited Financial Statements for year ending March 31, 2021

Motion made by Arif Jinnah, seconded by Jamie Kleinsteuber, that the Associations audited financial statements for the year ending March 31, 2021 be approved - **Motion Carried**

7. Approval of Appointment of the Auditors for 2020/2021

Motion made by Arif Jinnah, seconded by Jamie Kleinsteuber, that BDO Canada LLP be appointed as auditors for Fiscal 2020/2021 - **Motion Carried**

8. Special Resolutions - Bylaw Amendments

NAME CHANGE - PANORAMA HILLS RESIDENT'S ASSOCIATION –Over the years there has been lots of confusion with regards to our legal name The Northstar Residents Association Ltd. and Panorama Hills Community Centre. The board feels that a simple name change will eliminate the confusion.

Motion to approve the organizational name change to the Panorama Hills Residents Association made by Arif Jinnah, seconded by Jamie Kleinsteuber - **Motion Carried**

AMMENDMENTS TO MEMORANDUM OF ASSOCIATION - The Board of Directors hired a third party to review and recommend updates to legal documents. IntegralOrg assists nonprofit with all aspects of their organizations. The original documents were created by the land developer -

Genstar at the time of incorporation in 2000. They were originally designed to help manage the association and get the community ready for turn over to its members. The new documents are based on the latest version of the Companies Act and remove all reference to Genstar.

Motion to approve the amendment to the Memorandum of Association made by Arif Jinnah, seconded by Jamie Kleinsteuber - **Motion Carried**

AMMENDMENTS TO ARTICLES OF ASSOCIATION - The Board of Directors hired a third party to review and recommend updates to legal documents. IntegralOrg assists nonprofit with all aspects of their organizations. The original documents were created by the land developer - Genstar at the time of incorporation in 2000. They were originally designed to help manage the association and get the community ready for turn over to its members. The new documents are based on the latest version of the Companies Act and remove all reference to Genstar.

Motion to approve the amendment to the Articles of Association made by Arif Jinnah, seconded by Jamie Kleinsteuber - **Motion Carried**

9. Community Enhancement Plan Voting

ELM PROGRAM - The Enhanced Landscape Maintenance (ELM) program, offered by the City of Calgary, is a community-initiated program that fosters connectivity, community pride and enhances the visual esthetics of a neighbourhood. When a community enters the program, it allows them to become stewards of the greenspaces, boulevards, pathways or parks within their neighbourhood – essentially partnering with Parks in the Service Delivery Continuum.

The foundation of the program is that the annual funds designated to the greenspace in the community is given to the residents association and they enter into an agreement with a contractor. The designated funds are enough to maintain the City of Calgary's current level of service.

The ELM contract is five years in length between the NSRA and City of Calgary. However the NSRA with the support of Panorama Hills Estates Homeowners Association (PHEHA) can determine the contract length with the contractor we select.

Motion to approve the approve the membership's entering into the ELM program made by Arif Jinnah, seconded by Jamie Kleinsteuber - **Motion Carried**

PHCC EXPANSION - Our goal is to create a hub that the community members can use to foster a deeper sense of community through environments that are holistic, open, inviting, integrated, collaborative, interactive, multi-generational and anchored in social connections. Based on feedback from our members, the Board of Directors has created a community enhancement plan that will provide additional value to our members through the creation of modern and sustainable facilities and amenities that would meet the ongoing needs of the NSRA members. The Board of Directors proposes an expanded community centre.

Motion to approve the endorse up to a \$5.5 million spend for the expansion of the PHCC made by Arif Jinnah, seconded by Ron Buchan - **Motion Carried**

10. Election of the Board of Directors

The following board members are seeking re-election:

- Jamie Kleinsteuber
- Kevin Sundvall

These candidates are endorsed and by acclamation they are re-elected to the Board of Directors

- **Adjournment**

Moved by Arif Jinnah Second by Jamie Kleinsteuber at 6:57pm – **Motion Carried**

Approved by the Chair:



Troy Davis, President



Arif Jinnah, Secretary

Date: Oct 28, 2021