



NEW DISCOVERY HOMEOWNERS' ASSOCIATION

ANNUAL GENERAL MEETING

June 5, 2012



Welcome

- Meeting is open to all members and invited guests
- Homeowners with accounts in good standing are eligible to vote



Agenda

- Welcome and introductions
- President's Comments
- Finance Update
- Landscaping Update
- Capital Projects
- Vista Point Update
- Orders of Business
 - Appointment of auditor
 - Nomination and election of Directors
- Question period



Board of Directors

BOARD MEMBERS

- Gloria Boguslaw, President
- Judy Collins, Past President
- Michael Mercier, Vice-president
- Ron Parisien, Treasurer
- Bob Morrison, Secretary
- Ali Asghari
- Marv Beer



Guests

- Alderman Richard Pootmans
- Carolyn Brown, Chinook Gardener
- Erin Faulpel, ULS Maintenance & Landscaping



What is the NDHA?

- Established by the developer in 2000
- Community led since June 2006
- Volunteer positions
- *Memorandum and Articles of Association* are available on the website www.ndha.ca/



What does NDHA do?

- On behalf of the City, stewards and maintenance of “green spaces”
- Excludes: Social and community-focused activities and Griffith Woods



President's Report

- Background
- Issues facing future board
 - Continued upgrading & rehabilitation of green spaces
 - Enforcement of collection policy
 - Encumbrance on Vista Point properties
 - Encumbrance on remaining Cornerstone properties
 - Recruitment of new board members
 - Continuing to work with DRCA
 - Capital Plan implementation



NEW DISCOVERY HOMEOWNERS' ASSOCIATION

FINANCE UPDATE

Ron Parisien, Treasurer



Finance Committee

- **Highlights** *(since last AGM)*
 - Issuance of the 2012 invoices
 - Maintenance of collection policy
 - Maintenance of Members' Registry
 - Collection of accounts in arrears
 - Implementation of a Capital Plan



Statement of Financial Position

As at December 31, 2011

ASSETS

- \$ 15,988 Cash
- \$ 31,551 Accounts receivable
- \$ 1,978 Prepaid expenses
- \$750,031 Investments
- \$ 1 Property

LIABILITIES

- \$ 24,366 Accounts Payable

NET ASSETS

- \$775,183 Unrestricted



Statement of Operations

For the Year Ended December 31, 2011

- **Revenue**

- \$490,146 Association fees
- \$ 19,954 Municipal funding
- \$ 6,907 Interest income
- \$ 4,823 Interest on late payments

- **Expenses**

- \$ 29,851 Non-recurring
- \$377,904 Operating
- \$ 21,773 Administrative



2012 Budget

Revenues

\$490,200	Association fees
\$ 20,553	Municipal funding
\$ 18,272	Interest income

Total Revenues	\$529,025
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Expenses

\$176,166	Non-recurring
\$360,110	Operating
\$ 23,893	Administrative

Total Expenses	\$560,169
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Expenses in excess of revenues	\$ 31,144
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Finance Committee Looking Forward

- Update Capital Plan
- Bill remaining residence
- Continued implementation of the NDHA's Collection Policy
- Pursue the collection of remaining homeowner accounts in arrears
- Start the 2013 Budget



Collection Policy

- Background
- NDHA STEPS:
 - Mailing of annual invoice (January/February)
 - Newsletter article (April/May)
 - Boulevard sign (June)
 - Fees due June 29th
 - In July, all overdue accounts receive a friendly reminder letter along with a copy of current year invoice marked 'PAST DUE'
 - If no response received, turn over unpaid fees to NDHA lawyer



Collection Policy con't

- **NDHA LAWYER STEPS:**
 - issuance of a Demand Letter
 - redemption period provided
 - issuance of final Demand Letter
 - redemption period provided
 - filing of Statement of Claim
 - filing for Redemption Order (Order for Sale)
 - home is "Listed for Sale"



Status of Collections

As at June 1, 2012

- 1,634 residences have been invoiced for the 2012 Association fee of which 47% have already forwarded payment in advance of the June 29 due date
- 56 accounts remain in arrears for the 2011 fee &/or prior (<4%) **\$16,586.92**
 - 38 owe 2011 fee + interest \$12,538.64
 - 14 owe interest only \$ 1,213.32
 - 4 with NDHA's lawyer \$ 2,834.96



NEW DISCOVERY HOMEOWNERS' ASSOCIATION

LANDSCAPING UPDATE

Michael Mercier, Vice-President



Landscape Committee Report - Highlights

- Over 4,000 work hours of landscape contract related work
 - Soccer fields
 - Grass cutting
 - Public areas tree maintenance
 - Flower beds
 - Waterfall maintenance
 - Garbage pick-up of public cans
 - Snow clearing of pathways
 - Weed spraying
 - Irrigation maintenance & monitoring



Landscape Committee Report - Challenges

- Hired Carolyn Brown to supervise the work in community on behalf of the NDHA, and to report back.
- Worked with City's Urban Forestry division to replace dead and diseased trees. This work was done last week at a considerable saving to the community.
- Last year re-sodded the medians along Discovery Ridge Blvd. and Discovery Ridge Hill. This continued the NDHA philosophy of a more natural look with greater drought tolerance and requiring less labour to maintain.



Landscape Committee Report – Current Activities & Future Focus

- Two beautification projects scheduled to start in mid July.
 - 1.) Renovation of area around traffic circle with new plantings and boulders.
 - 2.) Creation of a path and seating area at the western end of DR Blvd.
- Working with the City to deal with beavers in overflow pond. City is wiring trees and catching and moving beavers.



Landscape Committee Report – Current Activities & Future Focus

- An individual has been hired to clean and refinish the park benches.
- Last fall a group of volunteers planted bulbs that are slowly appearing this spring. They are marked by a pink tag.
- So far this year landscape contractor has done the spring clean-up, aerated the green spaces, fertilized parks, boulevards, medians, & soccer field, applied herbicide, along with regular mowing. We plan to get them to clean up winter kill along entrance median and down the hill.



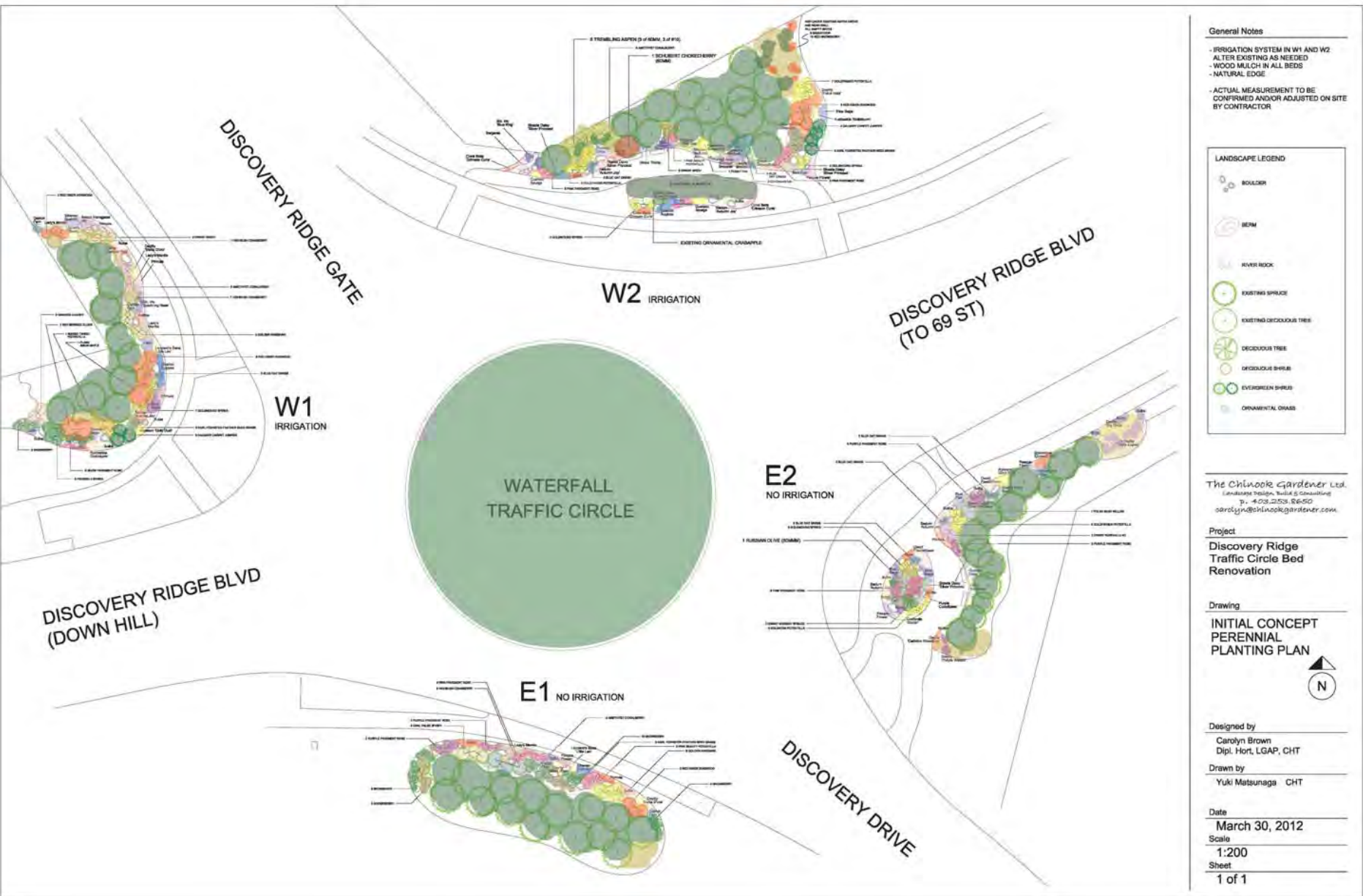
NEW DISCOVERY HOMEOWNERS' ASSOCIATION

CAPITAL PROJECTS

**Carolyn Brown, Landscaping
Supervisor**

Capital Projects





General Notes

- IRRIGATION SYSTEM IN W1 AND W2 ALTER EXISTING AS NEEDED
- WOOD MULCH IN ALL BEDS
- NATURAL EDGE
- ACTUAL MEASUREMENT TO BE CONFIRMED AND/OR ADJUSTED ON SITE BY CONTRACTOR

LANDSCAPE LEGEND

- BOULDER
- BERM
- RIVER ROCK
- EXISTING SPRUCE
- EXISTING DECIDUOUS TREE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS

The Chinook Gardener Ltd.
Landscape Design, Build & Consulting
P: 403.253.8650
sarah@chinookgardener.com

Project

Discovery Ridge
Traffic Circle Bed
Renovation

Drawing

INITIAL CONCEPT
PERENNIAL
PLANTING PLAN



Designed by

Carolyn Brown
Dipl. Hort. LGAP, CHT

Drawn by

Yuki Matsunaga CHT

Date

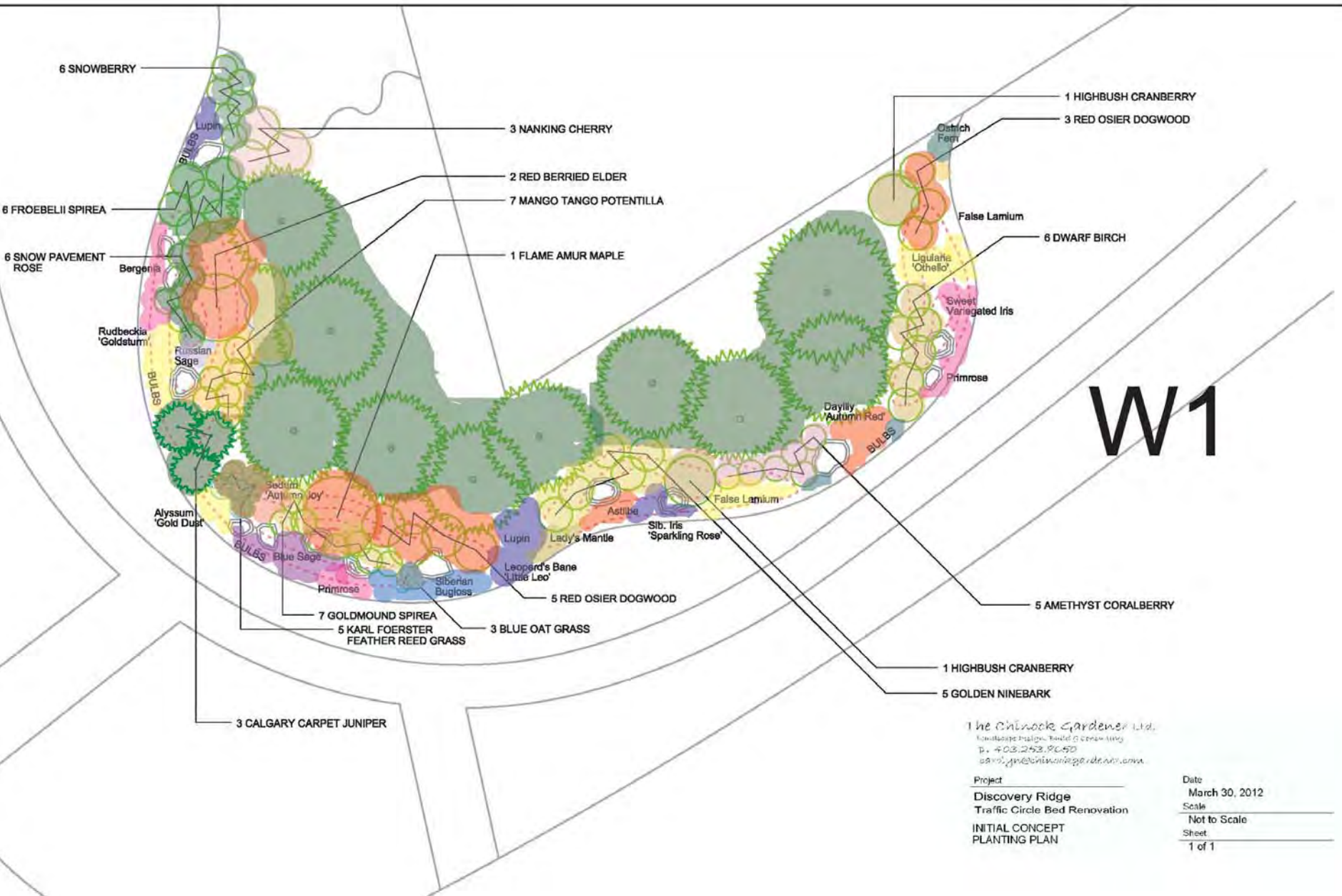
March 30, 2012

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Sheet

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Project

Discovery Ridge
Traffic Circle Bed Renovation

INITIAL CONCEPT
PLANTING PLAN

Date

March 30, 2012

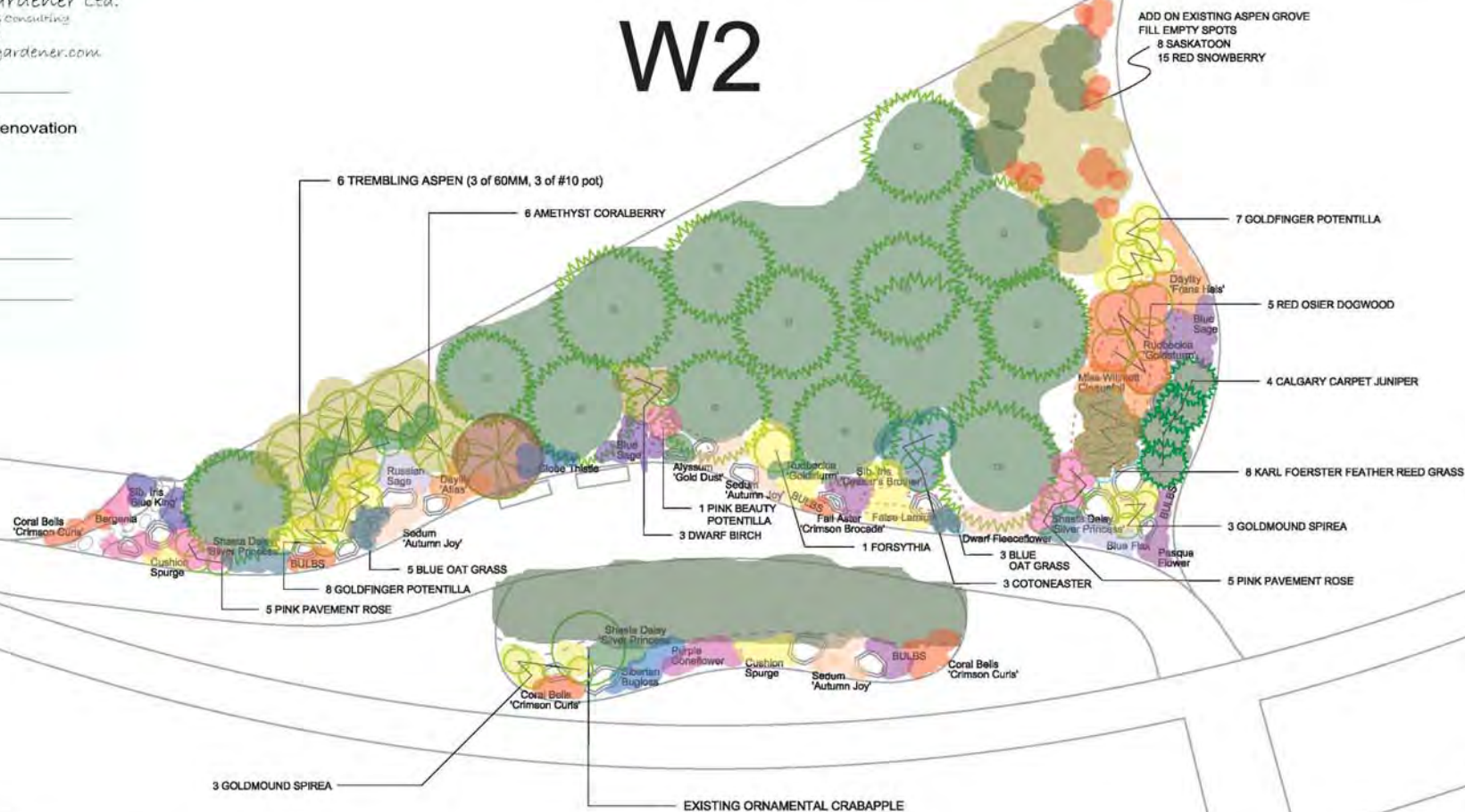
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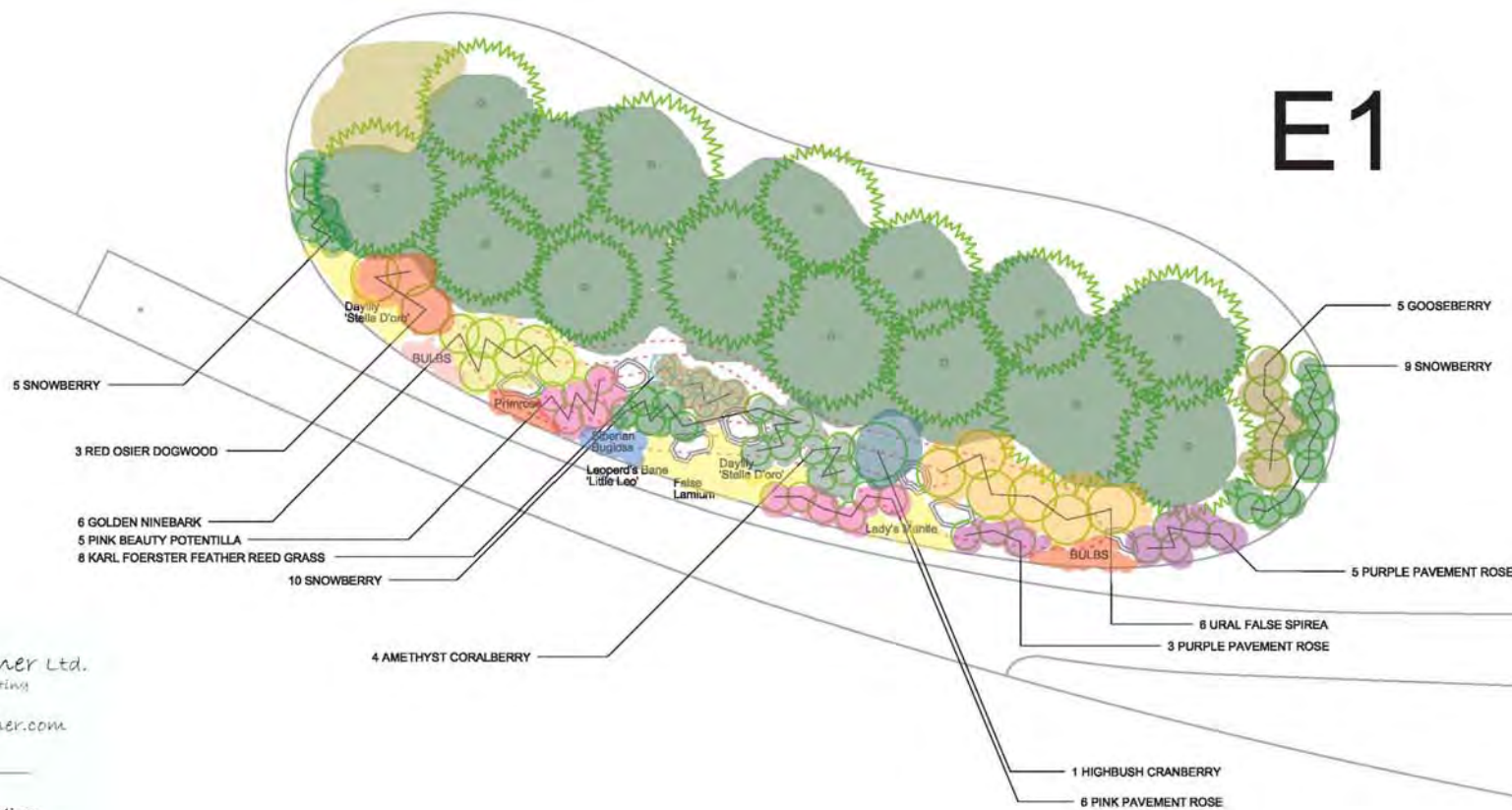
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W2



E1



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Traffic Circle Bed Renovation

INITIAL CONCEPT
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1 of 1

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Date

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Scale

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Sheet

1 of 1

E2

5 BLUE OAT GRASS

5 PURPLE PAVEMENT ROSE

1 POLAR BEAR WILLOW

5 GOLDFINGER POTENTILLA

3 BLUE OAT GRASS

5 BLUE OAT GRASS

6 GOLDMOUND SPIREA

8 PINK PAVEMENT ROSE

3 PURPLE PAVEMENT ROSE

2 DWARF KOREAN LILAC

6 GOLDSTAR POTENTILLA

3 DWARF NORWAY SPRUCE

1 RUSSIAN OLIVE (50MM)

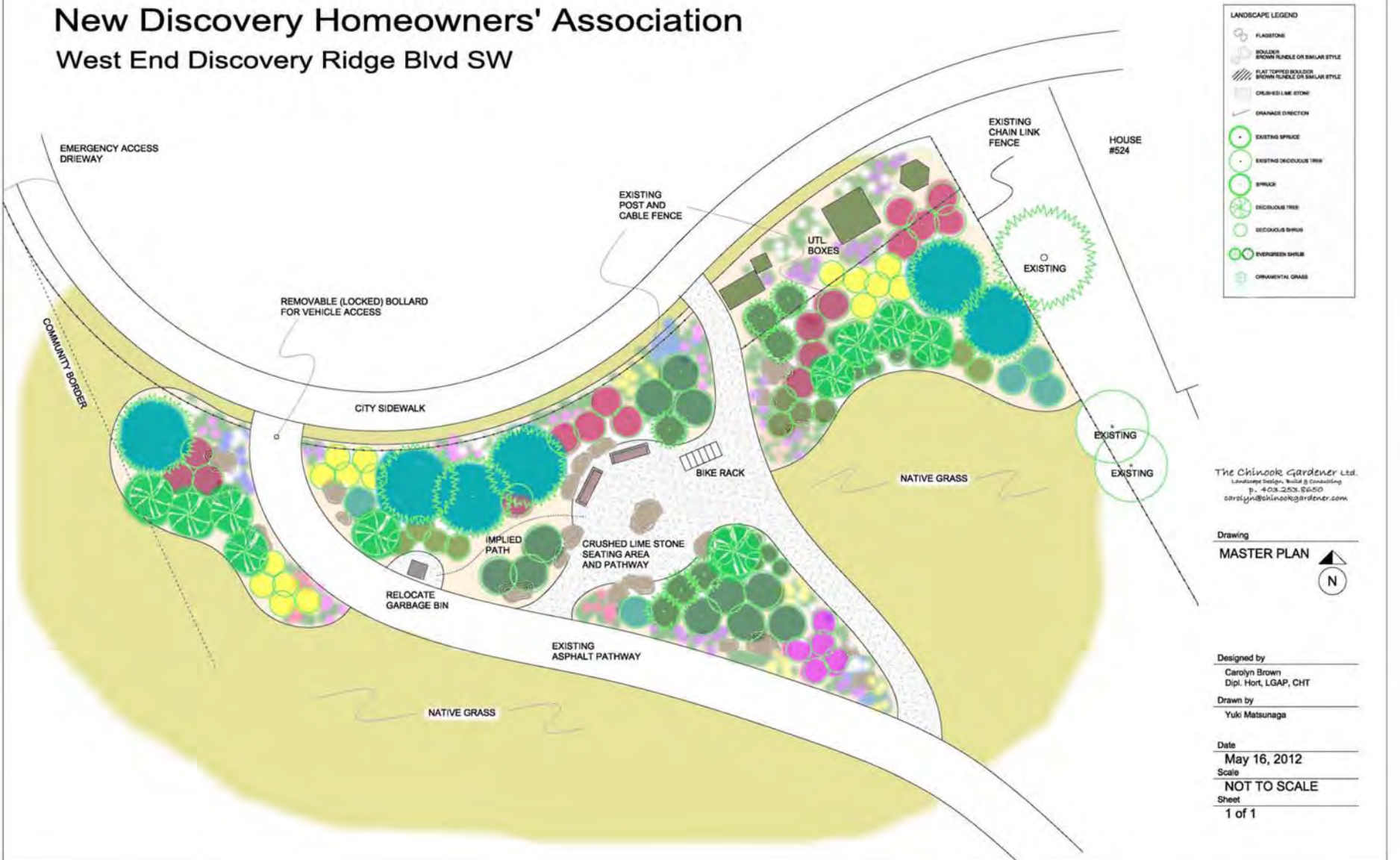


Capital Projects



New Discovery Homeowners' Association

West End Discovery Ridge Blvd SW



Capital Projects

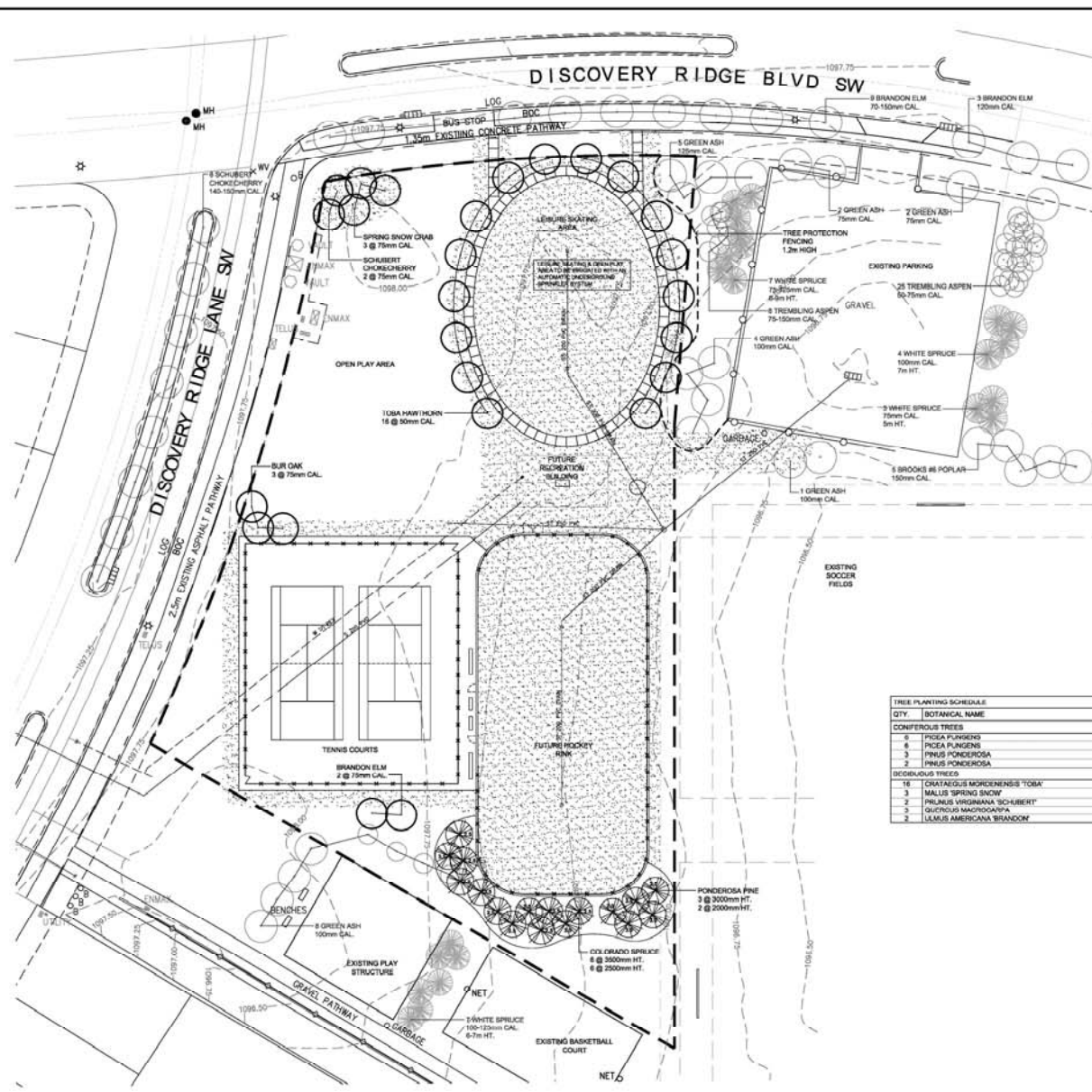


Capital Projects



Capital Projects





EXISTING CONIFEROUS TREES

EXISTING DECIDUOUS TREES

PROPOSED CONIFEROUS TREES

PROPOSED DECIDUOUS TREES

TOPSOIL AND SOD, ALL DISTURBED AREAS TO BE RE-HABITATIZED

- NOTES:
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF CALGARY PARKS AND RECREATION, STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION, CURRENT EDITION.

TREE PLANTING SCHEDULE				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
CONIFEROUS TREES				
1	PICEA PUMILIS	COLORADO BLUE SPRUCE	500mm Ht	BAB
6	PICEA PUMILIS	COLORADO BLUE SPRUCE	250mm Ht	BAB
2	PIRUS PANDOROSA	PONDEROSA PINE	300mm Ht	BAB
2	PIRUS PANDOROSA	PONDEROSA PINE	200mm Ht	BAB
DECIDUOUS TREES				
1	TOBIA MAGNIFICA MORCENIENSE 'TOMI'	TOMI HAWTHORN	50mm Cal.	BAB
3	MALUS SPIND SNOW	SPRING SNOW FLOWERING CHERRYBLOSSOM	75mm Cal.	BAB
1	QUERCUS MACROCARPA 'ACUMINATA' 'SOLIMBERT'	'ACUMINATA' CHERRYBLOSSOM	75mm Cal.	BAB
3	QUERCUS MACROCARPA	BURF OAK	75mm Cal.	BAB
1	QUERCUS MACROCARPA	BRANDERS B.L.M.	75mm Cal.	BAB



The Alberta Association of
Landscape Architects
Garth Sells

SUB-CONSULTANT



2002-03

**Discovery Ridge
Community Park**
160 Discovery Ridge Blvd SW

PROJECT NO. 27602

DRAWN BY: MM

CHRYSLER	GM
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SCALE: 1:300

DATE: 2012-4-

SHEET TITLE

LANDSCAPE PLAN &
TREE PROTECTION PLAN

L1.3

— 115 —



Vista Point Update

- Agreement for 11 of the necessary 12 encumbrances was obtained following last year's AGM.
- Vista Point residents would like the NDHA to take on maintenance with eleven residences encumbered.
- Should the Board proceed with a new special resolution as long as there are eleven signed encumbrances?



Orders of Business

- Appointment of Auditors
- Nomination and election of Directors




Appointment of Auditor

- To appoint Thompson Penner & Lo as auditors of the NDHA for the ensuing year at such remuneration as may be approved by the Directors of the NDHA.




NEW DISCOVERY HOMEOWNERS' ASSOCIATION

2011-12 Nominations



2011-12 Board Nominations

- Three to 10 board members (voting positions)
- Many opportunities with various committees (non-voting positions)



2011-12 Board Nominations

Nominations received:

- Ali Asghari
- Gloria Boguslaw
- Michael Mercier
- Bob Morrison
- Ron Parisien
- Other nominations?
- Voting results will be posted on the website



Question Period

- Questions should be general in nature and of interest to the audience at large
- One question per individual



Adjournment

- Motion for Adjournment
- Thank you for attending
- Contact us through the website:
www.ndha.ca
- Phone (403) 237-9595