

**Villages Desrochers Home Owners' Association**  
**First Annual General Meeting**  
September 17, 2024

Venue: Home 2 Suites- Hilton Edmonton South  
Attendance: See attached attendance list

**Meeting Agenda**

1. Introduction of Special Guests
2. Call to Order and Appointment of Recording Secretary
3. Overview of Desrochers HOA
4. Current Financial Status
5. Election of the Board of Directors
6. Questions and Answers Regarding HOA
7. Closing Remarks and Adjournment

**Meeting Minutes**

**1. Introduction of Special Guests**

- Doug Woolgar: Resident of Desrochers for 4.5 years, serving as Master of Ceremonies.
- Chris Nicholas: President, MLC Group (Developer of Desrochers).
- Carla Steadman: HOA Coordinator, MLC Group.
- Councillor Jennifer Rice: Ward EE PEE KOH KAH NAY PEE OAT EE.

A land acknowledgment was made.

**2. Call to Order and Appointment of Recording Secretary**

- Anh Nguyen (Resident for 7 years) volunteered to serve as Recording Secretary.
- **Motion to appoint** Anh Nguyen as Recording Secretary:

Moved by: Debra Tychkowski

Seconded by: Doug Humbeck

Vote: All in favor; none opposed.

- Approximately 110 residents in attendance, meeting the quorum as required by DHOA bylaws for the first AGM.
- Doug provided an overview of the Desrochers HOA Volunteer Committee's efforts, led by Carla Steadman, to establish the HOA. The Committee reviewed and proposed changes to the bylaws before registration under the Alberta Societies Act.

### **3. Overview of the Desrochers HOA**

- **Slides 5-7:** Overview of HOA responsibilities, fees, and their allocation.
- **Slides 8-10:** Maintenance of pond fountains, entry features, and boulevards. This includes:
  - ✓ Spring and fall cleanups, flower planting.
  - ✓ Maintenance of the entry boulevards and fountains.
- Clarification: Residents are responsible for maintaining the boulevards adjacent to their properties, per City Bylaw.
- Electricity for the fountains and entry signage is covered by HOA fees.

### **4. Current Financial Status**

- The annual fee will be determined by the newly elected Board of Directors, after reviewing expenses and projected costs.
- Key Financial Points:
  - ✓ Past annual landscaping and maintenance expenses: \$125,000.
  - ✓ One-time HOA setup expenses: \$50,000.
  - ✓ Total expenses: \$175,000.
- Currently, 1,200 land titles are registered in the community, with further growth expected.
- Fees will be collected by Celtic Property Management, with first-year management costs covered by MLC Group.
- Condo residents will pay HOA fees based on the acreage of the condo development, distinct from condo fees.
- The HOA's current bank balance, \$250,000 (held in trust), will be transferred to the HOA's account once the Board is active.

## **5. Election of the Board of Directors**

- 14 candidates from Desrochers volunteered for election to the Board of Directors.
- Directors will serve staggered terms of 1 or 2 years, as determined by the Board.
- Each candidate had 2 minutes to present their qualifications.
- Voting process:
  - ✓ Full vote (blue card) and half vote (green card) based on land title status.
  - ✓ Carla Steadman tabulated the results.

### **Elected Board Members:**

1. Anh Nguyen (7 years in Desrochers): 68 votes.
2. Jonathan Butterworth (6 years in Desrochers): 67.5 votes.
3. John Setterlund (5 years in Desrochers): 55.5 votes.
4. Ankur Madaan (4 years in Desrochers): 48 votes.
5. Dr. Collins Ugochukwu (3 years in Desrochers): 46.5 votes.
6. Wenhan Gu (4 years in Desrochers): 40 votes.
7. J.R. Lopez (5 years in Desrochers): 38 votes.

- Motion to accept the elected Board of Directors:

Moved by: Doug Hornbeck

Seconded by: Khchi Ugochukwu

Vote: All in favor; none opposed.

## **6. Questions and Answers Regarding HOA**

Q: Will the slide deck be available?

A: The meeting minutes and slide deck will be posted on the HOA website.

Q: Is there a community hall in Desrochers for residents?

A: This is under review.

Q: Will the HOA enforce architectural controls?

A: No, architectural controls are the residents' responsibility, as outlined on the Desrochers website.

Q: Can the HOA issue fines for violations (e.g., lawn maintenance)?

A: No, enforcement falls under the City of Edmonton's jurisdiction. Residents can report violations to 311.

Q: Will there be a platform for communication and gathering questions?

A: The Board will explore options for communication platforms in future meetings.

## **7. Closing Remarks and Adjournment**

- Doug congratulated the newly elected Board of Directors and thanked the attendees and special guests for their participation.

Motion to adjourn the meeting:

Moved by: Kai So

Seconded by: Marie Beaustista

Vote: All in favor; none opposed.

Meeting Adjourned at 8:25 PM.