

DESROCHERS HOMEOWNERS ASSOCIATION  
2nd ANNUAL GENERAL MEETING

OCTOBER 16, 2025 AT 7:00 P.M.

IN PERSON: Four Points by Sheraton, Edmonton Gateway,  
The Windemere Room  
10010 - 12th Avenue SW, Edmonton AB., T6X 0P9

ON-LINE: [https://us06web.zoom.us/webinar/register/WN\\_Q-SkQsA9SwGzsfYmPmQSKQ](https://us06web.zoom.us/webinar/register/WN_Q-SkQsA9SwGzsfYmPmQSKQ)

ANNUAL GENERAL MEETING MINUTES

Welcome and Opening Introduction

Doug Woolgar, MC

Welcoming remarks and First Nations Land Acknowledgement

Introduction of DHOA President and Chair of the Board of Directors,  
John Setterlund

1. Call to Order:
2. Motion of acceptance for Anh Nguyen to be the recording secretary for the AGM
  - Moved by:
  - Seconded by:
  - All in favour:
  - Any opposed:

Introduction of Guests:

Tamara Langille, President,  
Bridgegate Property Management Group

3. Approval of the Agenda as presented in the Members Information Package, I ask for a motion of approval and adoption of the Agenda:

Moved by: 1612

Seconded by: 1719

All in favour

Any opposed: No

4. Approval of the Minutes of the last Annual General Meeting, motion to accept the minutes of the September 17th, 2024 AGM as presented:

Moved by: John Setterlund

Seconded by: 168 Desrochers and 101 Davidson

All in favour: Yes

Any opposed: No

5. President's Report by the Chairman of the Board of Directors  
Report covers 6 month period from September 17, 2024 to March 31, 2025. DHOA fiscal year runs from April 1 to March 31  
The BoD positions were filled by:

- John Setterlund, President
- Collins Ugochukwu, Vice President
- Anh Nguyen, Secretary
- Wenhan (Hansen) Gu, Treasurer,
- Johnathan Butterworth, Director at Large
- JR Lopez, Director at Large and
- Ankur Maddan, Director at Large (Resigned)

Samya Parkar was appointed by the Board on February 5, 2025 to fill the vacant Board seat.

Board has been actively working to establish a defined operational structure to clarify financial responsibilities, establish a workable fiscal year, insurance coverage for the association to protect DHOA. In the first six months, we established:

- An annual members fee
- HOA's annual expenses
- Board collaborated with our property management firm to confirm member contact information
- Association's trust fund was transferred to DHOA and became accessible
- DHOA then provided notice the membership and annual fee has been set at \$175 due and payable by April 1, 2025
- Established committees, Governance, Finance, Maintenance and Communications

Motion to acceptance of the President's Report

Moved by: Unit 10, 1110 Daniels Link

Second by: 1064 Daniels Loop

All in favor:

Opposed:

## 6. Treasurer's Report / Audit

Balancing and income: Tamara Langille of Bridgegate Property Management Group reviewed the report as presented in the AGM package

## 7. Appointment of Auditors

Ho LLP has been appointed by the board as the auditor. Once the audit is complete, the Board will present it to residents

Motion to approve: John Setterlund

Seconded by: Collins Ugochukwu

All in favour  
Opposed: No

8. Election of the Board for the 2025/2026 Term

Announce names of following candidates, members can cast your vote by raising your hand or an online vote. We will follow this procedure for each candidate who has volunteered to stand for election.

Aakansha: Background in education and the real estate industry

Umair: Lives in Desrochers since 2021, engineering firm, supports building industry

Kingsford: Environmental P.Eng., wants to make a difference in the life of others, works for a company outside of the city, passionate to help people

Arif: Lives in Desrochers since 2017, looking to be part of the DHOA, volunteer for the community, Engineering professional.

Announcement of the new members as follows:

Aakansha, Kingsford and Umair

The President thanked and expressed appreciation to the members of the Board who were stepping down, Anh Nguyen, Colin Ugochukwu, J.R. Lopez

9. Resident Questions and Answers

Q. Will the HOA fee of \$175 fee carry on for next year or will it be increased?

A. Once the new board meets and we have the budget, the fee will be determined for next fiscal

Q. What does the HOA fee cover?

A. Please check the website for details.

Feedback on the good work of the Landscaping company.

Q. Questions about fence pillars, the entry signs and the fountain in the east pond.

A. The Board is working actively to remove the advertising signage on the entrance

The developer is working on the fountain of the East Pond.

Q. Emails not answered that were sent to board in June/July:

A. Explanation of the transition from Celtic Property management to new management firm. Emails can now be sent to Bridgegate Property Management Group.

Q. Can residents volunteer without being on the board?

A. We always look for volunteers. Please send us an email.

Q. Do commercial businesses pay the HOA fee?

A. It depends on how it is set up by the builder or the commercial.

Q. Would we be able to add another playground in the area?

A. This is the City of Edmonton and HOA does not have input into the matter.

Q. Does the HOA Maintenance include the shrubs along 41ave?

A. No... that is City of Edmonton Land

Q. Is there any plan to build the community centre in the future?

A. It is the responsibility of the City of Edmonton and there is no land set aside for such a building.

Q. Community events for family?

A. There are a few community leagues but this is outside of the HOA's mandate

Q. Traffic signage/parking on the street:

A. The DHOA has no authority to do traffic signage. That is the City of Edmonton.

Q. Based on when the financial year ends, is it possible to change the AGM date to be closer to year end? For example, May/June?

A. The AGM will be planned around the same time as this year next year.

Q. When the apartment construction is complete on Daniel way, is it possible to have parking just on one side of the street?

A. Please report the issue to 311.

Q. Is the HOA responsible for shared fences?

A.

Q. Should the HOA be depositing reserves in an Investment Fund i.e GIC?

A. We need to have a discussion with the auditor once the budget is planned and set.

Q. Banners and Flags, we can take them down due to the grey area of HOA and Builders?

A.

Q. Sidewalk on Desrochers Blvd and Dixon Landing is missing some concrete?

A. Please report this to 311

Q. Fee Collection: A significant number of payments have been updated and received

Q. Re the plan to wider 41 ave SW (east of James Mowatt,) traffic is so bad especially in the morning, 7:30-8:30, it takes forever to get out of Desrochers when we rush to go to work?

A. This would be the City of Edmonton responsibility, please call 311

Q. Water Pressure?

A. This matter is outside of HOA's mandate.

#### 10. Meeting Adjournment

Motion to adjourn: 1637

AGM Adjourned: 8:50pm