



Shawnee-Evergreen Community Association - Directors' Meeting Minutes

Date:	Tuesday November 15, 2016
Location:	Our Lady of Peace Elementary & Junior High School 14826 Millrise Hill SW

Attendees:

<u>Directors:</u>					
Sarah Breu	X	Richard Dingwall	X	Zeinab El Kady	√
Liala Elrafihe	√	Ian Jobe	√	Ajay Khanolkar	X
Michael MacLeod	√	Barbara Murray	X	George Payson	X
Sharon Raduloff	X	John Raich	X	Norm Rousseau	√
Brad Smith	√	Peter Snell	√		
<u>Guests:</u>	Mike Selinger (Cardel)		Patrick Brisco (Genstar)		
	Marcello Chiacchia (Genstar)				
<u>Members:</u>	Lynn Jobes		Maureen Haight		

1. A quorum of directors (5 or more) being present, the meeting was called to order at 7:11 P.M.
2. Review and acceptance of Agenda

Motion:	Accept Agenda as presented.
Moved by:	Norm Rousseau
Seconded by:	Liala Elrafihe
	Carried

3. Cardel/Genstar/Graywood Update

- See Agenda attached (Appendix "A")
- Patrick announced that he will be leaving Genstar to join Graywood Developments as their Shawnee Park Project Manager. Marcello Chiacchia, Genstar Vice President, Calgary Communities will take on Patrick's function. Patrick was thanked for his efforts with Genstar and we look forward to his continued involvement with Shawnee Park. Marcello was welcomed to our group!
- Construction update: Street lights should be going in on Shawnee Street in December. New intersection signal lights at James Mckevitt and Shawnee Gate should be installed in January. There are 21 serviced lots in Phase 2.
- Shawnee Park Approvals: Phase 5 & 6 tree removal permit approved subject to Enmax release. Removal of poplar trees still expected before year end.
- Sales & Marketing Update: Phase 1 sales continue to be slow. Buyers are concerned about exactly what the Graywood project will look like. Building permits obtained for 4 show homes and 4 spec homes in Phase 2. Pre-sales in Phases 5 and 6 on hold until 2017. Planned park lights to be installed this winter!
- SHAWNEE PARK COMMUNITY ASSOCIATION ISSUES (Appendix "B") – updated.
- This agenda item was completed at 8:30 P.M.

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4. Acceptance of Previous Directors' Meeting Minutes

Motion:	Accept Minutes for October 18, 2016 Board of Directors' Meeting as issued.
Moved by:	Liala Elrafihe
Seconded by:	Zeinab El Kady
	Carried

5. President's report

- Agreed that Brad issue letter concerning Shawnee Drive SW and 6<sup>th</sup> Street SW be issued with a few "refinements".

6. Treasurer's Report

- Financial Status as at November 15, 2016 Appendix "C" attached
- Funds Available essentially unchanged at \$21,637. Playground Fund is at \$67,281.

Motion:	Accept Treasurer's Report as presented.
Moved by:	Peter Snell
Seconded by:	Zeinab El Kady
	Carried

7. Other Director reports

- Membership
  - 2017 membership stands at 236 members.
- Social
  - Stampede Breakfast location alternatives – Norm to investigate Southgate Alliance as possible site.
  - Cardel Rec Centre South
    - Application made to City to increase parking lot size!
  - Trico
  - Nil
  - Beacon Hill
    - George will seek an alternate to attend meetings on his behalf until he can return.

8. Old Business

- Casino proceeds
  - Lynn will prepare application for proceeds alternatives.
  - Alternatives need to require minimal volunteer support.

9. New Business

- Pickleball court lines
  - Maureen described condition of court. It was agreed that SECA would support her taking on working with the City to make appropriate improvements to the tennis court surface (which we understand probably needs replacement) and installation of pickleball lines. Peter will send an email to the City rep (John Merriman) indicating our support.

10. Adjournment

Motion:	Meeting be adjourned at 9:20 P.M.
Moved by:	Peter Snell
Seconded by:	Ian Jobe
	Carried

Minutes prepared by: Peter Snell

**Next meeting: Tuesday January 17, 2017** at Our Lady of Peace School.



SHAWNEE PARK

SECA MEETING

TUESDAY NOVEMBER 15, 2016

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PROJECT UPDATE

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1. Construction Update

- Phase 4 shallow utilities.
- Offsite Intersections, James McKeivitt, Shawnee Drive.
- Phase 2 construction complete.
- Phase 5 & 6 underground utility installation 2017.

2. Shawnee Park Approvals

- Development Permit Phase 5 & 6 Tree Removal.
- Development Permit Phase 5 & 6. Currently under engineering review.
- Development Permit Phase 8. Review Development Permit Submission.
- Stripping & Grading Permit underway: remainder of site.

3. Sales and Marketing Update

- Phase by Phase update.
- Winter presentation plan.

## Appendix "B"

### SHAWNEE PARK COMMUNITY ASSOCIATION ISSUES

November 15, 2016

#### **1. How will the drainage be managed between the central park area and the adjacent residents, given the current low grades and concerns from residents about flooding?**

Current Status:

Work has started on the detailed design of the park. The northernmost portion of the area will remain as the low point because drainage through the existing infrastructure, which is outside the Shawnee Park property boundary, forms part of the approved master drainage plan. The park design will include rain gardens and drainage pipes that will capture storm water and drain it back to the storm system in Shawnee Boulevard. Any runoff that is not captured by the park will drain through the existing infrastructure.

#### **2. Will the City of Calgary provide a lighted cross-walk at the intersection of Shawnee Drive and 6<sup>th</sup> St.?**

Current Status:

The City has advised that they have completed an assessment and that the lighted cross-walk is not warranted. SECA will continue to express their concerns through 311 calls. Cardel is not prepared to include this within the scope of the Shawnee Park development budget.

#### **3. The community is not satisfied with the current efforts to control dust. What will be done to improve this?**

Current Status:

The development must abide by the erosion and sediment control plan that is approved by the City of Calgary. The plan is put in place before, during, and after both stripping and grading as well as subdivision construction. Stockpile areas have been sprayed with a tackifying agent to reduce dust. On areas of construction, watering trucks have been used to suppress dust on temporary roadways where there is on-site construction traffic. Frequency of watering during 2016 exceeded that of a typical greenfield development but will be re-evaluated in the spring of 2017 again to ensure reasonable measures for the development are taking place. Although this will be an ongoing priority area of concern during the construction, Cardel is not prepared to take whatever measures are necessary, regardless of cost, to eliminate dust.

#### **4. What options are available to reduce the construction noise resulting from the earthworks and servicing?**

Current Status:

This issue has been discussed with the contractors. Efforts will be taken to ensure equipment moves efficiently on the site and that work occurs within approved bylaw hours. Reducing the volume or eliminating back up warning alarms is not an option because that is a violation of the safety code. It is understood that this is frustrating for the residents but it is a reality for the development of the project. Activity will cease substantially during the winter season.

**5. Why was the Phase 4 pathway installed directly adjacent to the neighboring property line, resulting in damage to homeowner trees?**

Current Status:

The location of the pathway was finalized and approved by the City. Unfortunately, some damage did occur to neighboring trees because of the construction logistics required, but any damaged trees will be assessed in the spring of 2017 and replaced as deemed necessary by a qualified arborist. It is understood that the neighboring residents are aware of this action plan. The need for a curb along the west portion of the pathway will be evaluated given concerns raised that drainage is spilling over in to neighboring properties. Genstar and Cardel to further evaluate on site on Nov. 16 and advise.

**6. What is the plan to address the current status of the undeveloped MR area, west of Phase 6, prior to completion of the MR?**

Current Status:

The situation is being reviewed and a decision made to ensure the curb appeal is reasonably maintained prior to actual completion of the park, which is planned as scope of work within the Phase 8 development at this time. The surface area has been cleaned up and the excavation area screened from the street.

**7. What is the status of the southwest MR park plan?**

Current Status:

Genstar and Cardel will follow up and advise.

**APPENDIX "C"**



**TREASURER'S REPORT**

	<u>REPORT DATE:</u>	<u>2016-11-15</u>	<u>2016-10-18</u>	<u>CHANGE</u>
<u>Assets:</u>				
Cash	\$	750	\$ 810	\$ (60)
BMO Chequing	\$	4,629	\$ 4,329	\$ 300
Cheques to be deposited	\$	-	\$ 255	\$ (255)
Casino Chequing	\$	67,634	\$ 67,632	\$ 3
PayPal	\$	76	\$ 57	\$ 19
Accounts receivable (CECA)	\$	-	\$ 45	\$ (45)
Accounts Receivable (Trico)	\$	15	\$ -	\$ 15
BMO Mutual Fund	\$	16,297	\$ 16,295	\$ 1
Assets:	\$	<u>89,402</u>	\$ <u>89,424</u>	<u>\$ (22)</u>
<u>Liabilities:</u>				
Playground Fund	\$	(67,281)	\$ (67,281)	\$ -
Accounts Payable	\$	(484)	\$ (483)	\$ (1)
Liabilities:	\$	<u>(67,765)</u>	\$ <u>(67,764)</u>	<u>\$ (1)</u>
Funds Available	\$	<u>21,637</u>	\$ <u>21,660</u>	<u>\$ (23)</u>
 <u>2016 Memberships YTD:</u>				
Regular		232	229	3
Associate		4	4	0
Total		<u>236</u>	<u>233</u>	<u>3</u>
 <u>2015 Memberships Final:</u>				
Regular		567	567	0
Associate		4	4	0
Total		<u>571</u>	<u>571</u>	<u>0</u>
 <u>Funds Available Change:</u>				
Membership fees	\$	40		
Trico gifts received	-\$	5		
Total income	\$	<u>35</u>		
Bank charges	-\$	1		
Web site	-\$	46		
Printing & Miscellaneous	-\$	11		
Total expenditures	-\$	<u>58</u>		
Net change	-\$	<u>23</u>		