



Shawnee-Evergreen Community Association - Directors' Meeting Minutes

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| Date: | Tuesday June 20, 2017 |
| Location: | South Gate Alliance Church library (Room 101) - 1436 James Mckevitt Rd SW |

Attendees:

| | | | | | |
|-------------------|------------------------------|------------------|--------------------------|----------------|---|
| <u>Directors:</u> | | | | | |
| Sarah Breu | X | Richard Dingwall | √ | Zeinab El Kady | X |
| Liala Elrafihe | √ | Ian Jobe | √ | Ajay Khanolkar | X |
| Michael MacLeod | √ | Barbara Murray | X | George Payson | √ |
| Sharon Raduloff | X | John Raich | √ | Norm Rousseau | √ |
| Brad Smith | √ | Peter Snell | √ | | |
| <u>Guests:</u> | Marcello Chiacchia (Genstar) | | Mike Selinger (Cardel) | | |
| | Patrick Briscoe (Graywood) | | Andrew Davidson (Cardel) | | |
| <u>Members:</u> | David Jacobs | | Brian Brenneman | | |

1. A quorum of directors (5 or more) being present, the meeting was called to order at 7:01 P.M.
2. Review and acceptance of Agenda

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|--------------|-----------------------------|
| Motion: | Accept Agenda as presented. |
| Moved by: | Norm Rousseau |
| Seconded by: | John Raich |
| | Carried |

3. Shawnee Park Update

- See Appendix "A"
Property beside **1098 Shawnee Rd SW** has had 6 bags of weeds removed by Steve Perry who lives at 1332 Shawnee Rd SW.
Patrick Briscoe indicated that June 17 opening was well attended. 11 sales made of the 100 condo units and 38 town homes in Phase 1. Expect to start excavating for Building 1 in September. Occupancy end of 2018 for town homes and mid to late 2019 for condos.
Andrew Davidson provided plans for August 12 "Cardel Market at Shawnee Park" which will run from 5 PM to 10 PM. Expect 40 to 50 vendors plus food trucks. SECA will support Bold Signs promoting the event.
Marcello Chiacchia indicated that that the cleanup of area at 1098 Shawnee Rd SW will be completed by the end of August 2107. A "superior" product ("[Eco-anchor](#)") will be used for erosion and dust control.
- Shawnee Park Residents' Association and SECA
The inclusion of SECA membership at a special rate is under consideration by Cardel.

4. Acceptance of Previous Directors' Meeting Minutes

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| Motion: | Accept Minutes for May 16, 2017 Board of Directors' Meeting as issued. |
| Moved by: | Liala Elrafihe |
| Seconded by: | Richard Dingwall |
| | Carried |

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5. President's report

- AGM Date Confirmation – Monday September 25, 2017
- Directors 2017/18 – All directors in attendance agreed to stand for re-election.
- Brad to write DCU re stripping/grading program.
- Norm to address his concerns re the stripping/grading program as a private citizen.

6. Treasurer's Report

- See Appendix "B". Funds available up by \$529 from last report primarily due to membership fees of \$920 and Cardel Stampede Breakfast contribution of \$500 partially offset by \$891 in expenses.

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|--------------|---|
| Motion: | Accept Treasurer's Report as submitted. |
| Moved by: | Norm Rousseau |
| Seconded by: | John Raich |
| | Carried |

7. Other Director reports

1. Development

- Shawnee Park application for Phase 9 (34 units) and 10 (33 units) has been received.

2. Social

- Stampede Breakfast – There should be no problem with volunteers.

3. Cardel Rec Centre South

- Nil

4. Trico

- Nil

5. Beacon Hill

- Nil

8. Old Business

Recreation Committee

- Done.

9. New Business

- Speed bumps (Brian Brenneman)

Discussed. No further action required.

- Speed bump request for 767 Shawnee Drive SW (Chuangye Liu)

Chuangye was not present so no discussion. It was pointed out that there are numerous speed bumps in this area of Shawnee drive already.

- CECA/SECA boundary change?

Discussion postponed to September meeting.

10. Adjournment

| | |
|--------------|-----------------------------------|
| Motion: | Meeting be adjourned at 8:50 P.M. |
| Moved by: | John Raich |
| Seconded by: | Richard Dingwall |
| | Carried |

Minutes prepared by: Peter Snell

Next meeting: Tuesday September 19, 2017, 7:00 PM in library at South Gate Alliance.

APPENDIX "A"

SHAWNEE PARK UPDATE TO SECA

June 20, 2017

OFFSITE WORK:

- Intersection Upgrade Status:
 - 1) Shawnee Drive and 6th St.: start beginning of May, complete except for road signage to be completed by City
 - 2) Shawnee Boulevard and 6th St.: start beginning of May, complete
 - 3) Shawnee Drive and Shawnee Gate: start beginning of May, complete except for road signage to be completed by City
 - 4) James McKeivitt and Shawnee Gate: start beginning of May, complete except for road signage to be completed by City
 - 5) James McKeivitt and Shawnee Street: start May 9, completion approximately mid-July
 - 6) James McKeivitt and Evergreen Street: TBD

1. Will the City of Calgary provide a lighted cross-walk at the intersection of Shawnee Drive and 6th St.?

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.

May 16, 2017: Graywood has advised that through their DP they will be contributing to the cost of the lighted cross-walk, but that it will be scheduled and constructed by the City.

STRIPPING AND GRADING:

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

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.

April 18, 2017: Cardel/Genstar targeting to finalize 2017 stripping and grading program by May 31. SECA will be advised of the program at their June, 2017 meeting.

APPENDIX "A"

June 20, 2017: Genstar to present the 2017 stripping and grading program.

UNDERGROUND AND PAVING:

- Phase 5 underground construction started May 4. Underground and paving is expected to be completed by mid-July.
- Phase 6 targeted to start the week of May 8 and underground / paving is expected to be completed by mid-July.

SHALLOW UTILITIES ENERGIZATION:

- Phase 5 targeted completion August 31.
- Phase 6 targeted completion September 15.

LANDSCAPING AND PARK CONSTRUCTION:

- Phase 5 and 6 landscape buffer work, including removal of tree stumps, planting of new trees, and retaining wall construction being planned for completion prior to house construction. Current target for completion is August 15.
- Phase 7 park construction still being evaluated for construction 2017 or later.

1. How will the drainage be managed between the central park area, west of Phase 5, and the adjacent residents, given the current low grades and concerns from residents about flooding?

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

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 7 development at this time. The surface area has been cleaned up and the excavation area screened from the street.

February 21, 2017: Preliminary landscaping drawings are being developed. Scope of work will be evaluated within the 2017 work plan.

June 20, 2017: Work on design drawings continue. Improvements to the curb appeal will be completed this summer.

3. What is the status of the southwest MR park plan?

SECA Recreation Committee submitted their thoughts on Green Space and Pathways Development to Cardel and Genstar on March 17. Cardel, Genstar and their landscape architects met on April 20 to

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review same and have subsequently responded back to the SECA Recreation Committee on May 2, 2017.

DEVELOPMENT PERMITS:

- Phase 7 approved. Construction in 2018.
- Phase 8 approved. Construction in 2018.
- Phase 9 and 10 approvals targeted for Q4, 2017. Construction TBD.
- James McKeivitt Entry Feature: DP approved. Construction complete.

SITE MAINTENANCE:

- What needs attention?
- Throughout the construction season, the following will be the site maintenance program:
 - o Street sweeping will be conducted Fridays on a weekly basis.
 - o Garbage cleanup will be done on an as-needed basis.
 - o All other site maintenance on an as-needed basis.

June 20, 2017: Buffer area maintenance program is in place.

CARDEL HOMES UPDATE:

- Phase 1: Showhome and 2 remaining spec homes remain for sale.
- Phase 2: showhomes scheduled to open on June 24.
- Phase 5: sales released. 1 firm and 2 conditional sales.
- Phase 6: sales release targeted to July 15.
- Community Event for August 12 being evaluated by Cardel marketing team.

June 20, 2017: Andrew Davidson to present August 12 event outline.

OTHER:

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

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.

June 20, 2017: Given the realities of construction noise, even within the noise bylaw, it is no longer constructive for Cardel to respond to individual inquiries on what Cardel is doing to reduce noise.

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

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

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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.

February 21, 2017: Cardel and Genstar will evaluate further in spring, 2017.

April 18, 2017: Cardel will prepare a response letter to the resident concern.

May 16, 2017: Response letter was sent to Diane Colley Urquhart and resident on April 21, 2017.

June 20, 2017: Area between the existing residents and Graywood property will be cleaned up and sodded.

APPENDIX "B"



TREASURER'S REPORT

| | <u>REPORT DATE:</u> | <u>2017-06-20</u> | <u>2017-05-16</u> | <u>CHANGE</u> |
|------------------------------------|---------------------|--------------------|--------------------|-----------------|
| <u>Assets:</u> | | | | |
| Cash | | \$ 1,020 | \$ 750 | \$ 270 |
| BMO Chequing | | \$ 2,167 | \$ 2,127 | \$ 40 |
| Cheques to be deposited | | \$ 380 | \$ 40 | \$ 340 |
| Casino Chequing | | \$ 67,634 | \$ 67,634 | \$ - |
| PayPal | | \$ 497 | \$ 325 | \$ 172 |
| BMO Mutual Fund | | \$ 16,305 | \$ 16,305 | \$ - |
| | Assets: | <u>\$ 88,003</u> | <u>\$ 87,181</u> | <u>\$ 822</u> |
| <u>Liabilities:</u> | | | | |
| Playground Fund | | \$ (67,281) | \$ (67,281) | \$ - |
| Accounts Payable | | \$ (766) | \$ (473) | \$ (293) |
| | Liabilities: | <u>\$ (68,047)</u> | <u>\$ (67,754)</u> | <u>\$ (293)</u> |
| Funds Available | | <u>\$ 19,956</u> | <u>\$ 19,427</u> | <u>\$ 529</u> |
| <u>2017 Memberships YTD:</u> | | | | |
| Regular | | 124 | 78 | 46 |
| Associate | | 5 | 4 | 1 |
| | Total | <u>129</u> | <u>82</u> | <u>47</u> |
| <u>2016 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 | | \$ 920 | 46 paid | |
| Gift received | | \$ 500 | Cardel | |
| | Total income | <u>\$ 1,420</u> | | |
| Parade of Garage Sales/Easter Hunt | | \$ (148) | Bold Signs | |
| Stampede Breakfast | | \$ (179) | Bold Signs | |
| Easter Egg Hunt | | \$ (371) | Sarah | |
| Hall rental | | \$ (120) | Board meetings | |
| Bank charges | | \$ (17) | | |
| Web site | | \$ (46) | | |
| Printing & Miscellaneous | | \$ (11) | | |
| | Total expenditures | <u>\$ (891)</u> | | |
| Net change | | <u>\$ 529</u> | | |