



Shawnee-Evergreen Community Association - Directors' Meeting Minutes

Date:	Tuesday February 27, 2018
Location:	South Gate Alliance Church library (Room 211) - 1436 James Mckevitt Rd SW

Attendees:

<u>Directors:</u>					
Sarah Breu	N	Richard Dingwall	Y	Zeinab El Kady	Y
Liala Elrafihe	Y	Lynn Jobe	Y	Ajay Khanolkar	Y
Michael MacLeod	N	Barbara Murray	N	George Payson	Y
Sharon Raduloff	Y	John Raich	Y	Norm Rousseau	Y
Brad Smith	N	Peter Snell	Y	Katherine Stasiuk	N
<u>Guests:</u>	Mike Selinger (Cardel)		Marcello Chiacchia (Genstar)		
	Neil MacKimmie (Cardel)		Brett O'Reilly (Cardel)		
	Cst. Darron Wrzosek (CPS #3350)		Kent Blanton (South Gate Alliance)		
	Perry Friesen (South Gate Alliance)				
<u>Members:</u>	Steve Zabawski		Ali Borhot and wife		
	David Jacobs				

1. A quorum of directors (5 or more) being present, the meeting was called to order at 7:05 P.M.
2. Review and acceptance of Agenda

Motion:	Accept Agenda as presented.
Moved by:	Peter Snell
Seconded by:	Richard Dingwall
	Carried

3. Cardel/Genstar/Graywood Update

- See Appendix "A"
- Genstar will continue to manage the completion of the grading and all aspects of Phases 1, 2, 4, 5 and 6. These obligations are expected to be met by the end of 2019. Cardel will be managing all other phases of the development until completion. All SECA inquiries regarding the development are to be directed to Cardel, starting in 2018.
- Cardel to investigate possibility of applying for a Development Permit for the remaining unimproved buffer area.
- Ajay raised question regarding replacement of the trees removed on the south side of Shawnee Drive SW between 6th Street SW and Shawnee Gate SW. Cardel paid the City for removal of the trees. They will not be replaced by the City as far as Cardel knows.
- This item completed at 7:45 PM.

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4. Acceptance of Previous Directors' Meeting Minutes

Motion:	Accept Minutes from January 16, 2018 Directors' Meeting as issued.
Moved by:	Norm Rousseau
Seconded by:	Lynn Jobe
	Carried

5. President's Report

- Nil.

6. Treasurer's report

- Financial Status as at February 27, 2018. See Appendix "B" attached.

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

7. Other Director reports

1. Development

Norm raised the business permit status for 1049 Shawnee Drive SW. The owners (Ali Borhot and spouse) indicated that they were now adhering to all the City requirements.

2. Social

Easter Egg Hunt – Lynn suggested approaching Shoppers Drug Mart for candy contribution. Ajay will contact Trico about contributing.

3. Casino/Use of Proceeds

Volunteers in place for casino. Only 2 Tim Horton gift certificates required.

4. Cardel Rec Centre South

Zeinab provided an update re facility issues.

5. Trico

Ajay indicated that Trico was facing similar issues to Cardel Rec Centre South.

6. Beacon Hill

Nil.

8. Old Business

1. Shawnee Drive Crosswalks

- Tony Churchill has not yet provided update.

9. New Business

1. Mind's Design February 6, 2018 letter re delivery cost sharing

After discussion it was agreed that Peter would advise Bobbi-Jo (Editor) that we would review cost/benefit at next Board meeting. He would also raise the issue (again) of Canada Post mail areas being out of alignment with City communities.

2. Calgary South of Fish Creek and West of Macleod Community Association Meet and Greet sponsored by Evergreen Community Association (CECA)

George will attend meeting on March 24. Lynn, Ajay and Peter may also attend. Perry endorsed a cooperative approach to working with SECA and the other SW communities.

10. Adjournment

Motion:	Meeting be adjourned at 8:53 P.M.
Moved by:	Norm Rousseau
Seconded by:	George Payson
	Carried

Minutes prepared by: Peter Snell

Next Director's Meeting: Tuesday April 17, 2018 7:00 PM at South Gate Alliance Church library.

APPENDIX "A"

CARDEL/GENSTAR - SHAWNEE PARK UPDATE TO SECA

February 27, 2018

OFFSITE WORK:

- Intersection Upgrade Status:
 - 1) Shawnee Drive and 6th St.: Complete.
 - 2) Shawnee Boulevard and 6th St.: Complete.
 - 3) Shawnee Drive and Shawnee Gate: Complete.
 - 4) James McKeivitt and Shawnee Gate: Complete.
 - 5) James McKeivitt and Shawnee Street: Complete.
 - 6) James McKeivitt and Evergreen Street: TBD
- Street Crossing on Shawnee Road: SECA to respond to City of Calgary with any concerns.

STRIPPING AND GRADING:

- Final stripping and grading permits for the remainder of the site have been approved. Approximately 60% of the work is complete. Remainder targeted for completion by June 30, 2018.

UNDERGROUND AND PAVING:

- Phase 1: Final toplift on Shawnee Drive complete, except for one strip which was left out to accommodate Graywood servicing connection. Related paving to be completed in 2018.
- Phase 5: Complete.
- Phase 6: Complete.
- Phase 7: Tentatively scheduled for work to start in fall, 2018. Will be deferred to 2019 if market conditions don't improve.

SHALLOW UTILITIES ENERGIZATION:

- Phase 5: Complete.
- Phase 6: Complete.

LANDSCAPING AND PARK CONSTRUCTION:

- Phase 5 and 6 landscape buffer work, including removal of tree stumps, planting of new trees, retaining wall, and new pathway construction: Complete.
- Phase 7 South MR - adjacent Shawnee Road: Complete
- Phase 7 Central MR: Tentatively scheduled for work to start in spring, 2018.

DEVELOPMENT PERMITS:

- Phase 7: Approved. Tentatively scheduled for completion in 2018.
- Phase 8: Approved. Tentatively scheduled for completion in 2019.
- Phase 9: Approved. Tentatively scheduled for completion in 2019.
- Phase 10: Approved. Tentatively scheduled for completion in 2020.

APPENDIX "A"

SITE MAINTENANCE:

- Public private road snow removal maintenance programs in place.

CARDEL HOMES UPDATE:

- Total sales to date: 38
- Total possessions: 25
- Average closing price: \$779k
- 5th showhome on Shawnee Boulevard - Ivy Court model. Under construction and scheduled to open in spring, 2018.

OTHER:

- Currently planning to have the Shawnee Market fund raiser for Dreams Take Flight again in August, 2018.
- Project management.

SECA QUESTIONS:

- No specific questions posed by SECA.

APPENDIX "B"



TREASURER'S REPORT

	<u>REPORT DATE:</u>	<u>2018-02-27</u>	<u>2017-11-21</u>	<u>CHANGE</u>
<u>Assets:</u>				
Cash	\$	259	\$ 239	\$ 20
BMO Chequing	\$	575	\$ 571	\$ 4
Cheques to be deposited	\$	-	\$ 62	\$ (62)
Casino Chequing	\$	67,634	\$ 67,634	\$ -
PayPal	\$	19	\$ 344	\$ (325)
BMO Mutual Fund	\$	14,617	\$ 15,314	\$ (697)
Assets:	\$	83,104	\$ 84,165	\$ (1,060)
<u>Liabilities:</u>				
Playground Fund	\$	(67,281)	\$ (67,281)	\$ -
Accounts Payable	\$	(37)	\$ (13)	\$ (24)
Liabilities:	\$	(67,318)	\$ (67,294)	\$ (24)
Funds Available	\$	15,786	\$ 16,870	\$ (1,084)

2018 Memberships YTD:

Regular		6	-	\$ 6
Associate		1	-	\$ 1
Total	\$	7	\$ -	\$ 7

2017 Memberships YTD:

Regular		227	227	0
Associate		7	7	0
Total		234	234	0

2016 Memberships Final:

Regular		567	567	0
Associate		4	4	0
Total		571	571	0

Funds Available Change:

Membership fees	\$	100	5 paid	
Trico gifts received	\$	93		
Interest	\$	3		
GEEP Canada re Com. Cleanup	\$	391		
Total income	\$	587		
Insurance	\$	(1,608)		
Bank charges	\$	(19)		
Web site	\$	(11)		
Printing & Miscellaneous	\$	(33)		
Total expenditures	\$	(1,671)		
Net change	\$	(1,084)		