

STRATHCONA CHRISTIE ASPEN
COMMUNITY ASSOCIATION

Meeting Minutes Final
June 7, 2012

The regular meeting of the Strathcona Christie Aspen Community Association was called to order at 6:45 pm on June 7, 2012 in the SCA Community Centre by Maureen Smith.

ATTENDANCE

Board:

Maureen Smith, President
Kewal Khakh, Treasurer
Michelle Greenhough, Secretary
Ted Greenhough, Development Director
Carrie Ferguson, Programs Director
Brian Gobeille, Traffic Director
D'Arcy Paladeau, Horticulture Director
Andy Kneubuhler, Past President
Mustafa Abdalrahman, Director at Large
Sohaib Wasif, Director at Large

Also attending:

Carolyn Jurek
Michael Smith

HOUSE KEEPING

Reviewed and accepted the proposed agenda.

Andy moved to approve the May 9, 2012 meeting minutes with corrections noted. Carrie seconded and motion carried.

Maureen made a motion to approve the April 2012 meeting minutes. Mustafa seconded and motion carried.

Maureen made motion to accept March 2012 meeting minutes. Ted seconded and motion carried.

FOCUS TOPICS

SCA Stampede Breakfast

The Stampede breakfast is set for Saturday, June 23 and Carolyn asked the Board to step up and volunteer as more help is needed. Maureen will talk to Terry at Strathos Bar & Grill, who has generously donated sausage in the past and spent hours pre-cooking them himself, to see if he can instead volunteer the morning of our breakfast and let us buy pre-cooked patties from Sobeys for the 1500 expected to attend.

Fall Event Planning – Westside Swim/Spaghetti Dinner

Westside has offered one swim night per year to the Community Associations in the area. John Merrett has requested a second night just for Aspen, or a separate Spaghetti Dinner night just for Aspen – but none of the Board members present felt comfortable with this approach. To encourage increased Aspen participation at general events open to all 3 of our communities, the event must be advertised to make sure Aspen is aware and communication to be funnelled through John Merrett.

GUEST PRESENTATIONS

Westhills

Camps Update – Michael Smith

For the Soccer, Fine Arts and Tennis Camps, registration is on par with last year. Since 2009 there has been an increase in programs available within the area.

New News – Adult Tennis lessons:

There are two options for tennis lessons; group lessons with set times between two and five pm and private lessons whereby the student contacts and arranges lesson times with instructor directly. Although most want to have lessons in the evening, this is prime time for recreation and this would turn people away.

Next Update will be at the end of summer with attendance volumes, surveys, and compliance. The goal of the program is to offer community recreation and for the programs to break-even overall.

It was indicated to Michael that it is important to add signage for direction for parents where to drop off their kids so as not to disturb other tenants in the building.

Registration is anticipated to be close, if not a little less than last year due to the many other programs offered in the area.

COMMITTEE AND DIRECTOR REPORTS

PRESIDENT

New Bookkeeper – Claudia Corzato.

- Nicole Kennedy left with anticipated short notice. She had a chance to do a training session with Claudia and suggested that Claudia was a good candidate for the bookkeeping position. We have hired Claudia and she will be working closely with Kewal to keep everything moving efficiently. There will be a review of her work after three months. Her estimated work load is twenty hours a month but initially more may be required.

Four Corners' Stampede Breakfast

- The event was well organized and well attended – limited exposure for the SCA Community Association although we were introduced and thanked. There were three memberships sold at the event.

Presidents' Meeting – June 6, 2012

- Maureen, our new President, was able to attend the meet and greet hosted by Alderman Pootmans and his staff where nearly all of the Ward 6 Community Associations were represented. The following topics were discussed: Ward 6 Fall Open House will be at the Glenmorgan CA. November 11, 2012 Remembrance Day Service to be held on Battalion Park Hill.

- West LRT and other Road Initiatives: 17h Avenue repaving and straightening, Sarcee Trail/17 Avenue overpass to be completed by the end of August 2012. Improvements to Highway 8/Glenmore rail, 85th Street and Old Banff Coach Road between Cougar Ridge Drive and 101 Street planned. Glendale to receive a traffic study.

Aspen Meadows Playground

- We received an update of the progress of the fundraising for Aspen Meadows Playground. They have made a grant application and have raised approximately \$60,000. Discussion pursued on the needs of the Aspen Meadows Playground for SCA CA financial support.

Maureen made a motion to send a letter to Aspen Meadows to approve funding of \$5,000 based on if they receive funding by the Province. Brian seconded and motion carried.

Flood – Damage Control and Repair – Handicap Washroom

- The flood was caused by an act of vandalism: someone stuffed a towel in the drain and left the sink running overnight in the main floor men's bathroom, water flooded the floor and vanity and leaked through the floor to the basement girl's bathroom, causing damage to the vanities and floors in both bathrooms and basement ceiling.

- Trevor quickly contacted a plumber and our insurance agent and the bathrooms were immediately dried out with fans and damaged vanities removed. The cost for this initial phase was \$5,986.20 which was covered by insurance. The insurance adjuster approved a cost of \$7,611.06 to return the bathrooms to working order. Trevor is going to do the work for \$4,500, saving us \$3,000 that we can use to help offset the costs of building a separate handicap washroom. The washroom will take up part of the women's and part of the men's washroom and has access via the hallway. A check of

the building code must be completed to ensure we comply with the number of washrooms required.

- Alert Plumbing has quoted us a price of \$15,755.85 to build a handicap washroom but Trevor has indicated he can do the job himself for a lower cost and will submit a quote.

Vandalism/Security Issues (Flood)

- Trevor and Carolyn have both mentioned the need for some kind of security system to monitor the building and avoid problems like the flood. Trevor has done a preliminary investigation of inexpensive camera and monitoring systems.

Maureen made a motion to approve the installation of cameras and upgrade the security system with such items as flood sensors for up to \$2,000. Brian seconded and motion carried.

LOC Parking and Traffic Meeting – City, CBE, OHS and Parks

- A 'good faith' clause will be added to our LOC (Lease with the City for the SCA Building and Land) when it is renewed at the end of the year which will say that the named parties will meet from time to time to address parking, traffic and safety concerns in and around our parking lot.

GRANT PROJECTS

A copy of the Approved City Grants and a copy of the Provincial Grant Application were handed to the Board Members. The City Grant pays out as projects are completed and the Provincial Grant money is awarded upfront – expecting to receive this in September.

City Grant money can be used to cover 75% of the projects but the Provincial Grant covers only 50% of projects. The Grants can be used in conjunction with one another – but any Grant money that is awarded and not spent on the specified projects must be returned. We have 18 months to spend the City Grant funds and one year from receipt to spend the Provincial Grant funds.

Loft Storage

- Trevor has completed our loft storage for a cost of \$4,725 – this project is on our Provincial Grant Application but we won't know the approved amounts until sometime in September. Trevor will also take on the projects of storage for the Boardroom and Founders room – once a design is in place the Board will be consulted for approval for the projects. The storage for the Founders room is also included on the Provincial Grant Application.

Exterior Window Replacement

- The replacement of the exterior windows is proceeding with a quote of \$36,102.67 and approved amount of the City Grant of \$43,593.43 (this project is also included on the Provincial Grant Application). We are required to make a 10% deposit on this project which should be finished by the end of the summer.

Exterior Painting

- Trevor was asked to obtain palette samples that we can discuss and that will be on display at the Stampede Breakfast so we can get the opinions of our community members. It has not been decided when this project will commence.

Regrading, Landscaping and Patio

- This is a very large project and due to cash flow concerns likely will not start until the Provincial Grant funds have been received – possibly not until next spring.

PAST PRESIDENT

A Pathway Committee has been formed regarding access connecting to the LRT.

TREASURER

Monthly statements have not recently been presented at Board meetings but April is complete and May statements have been started. Currently there is \$50,000 in the operating account and revenue is up by ten thousand. There is \$107,000 in the contingency account and we have an even cash flow.

Wanting to look at a quarterly comparison of this and last year and there had been no accounting done at the same time for last year. But looking back both Carolyn and Nicole put in more hours at the beginning of this year to get books accurately up to date.

TRAFFIC

Sign by Christie Tennis courts still indicates SCA vs SCACA and this is on the list to correct and have new signage up.

Playground in Christie is not quite complete as a piece is on backorder which is holding the project up.

At the Christie hockey rink there is some dead grass and the Residents Association President, Scott Burke, has agreed it will be monitored.

PROGRAMS

St. Martin's Anglican Church has inquired whether an ESL (English as a Second Language) course is being offered at the community centre. They are looking to host free ESL classes and have asked if we would allow them to offer these courses to the community rent free. They are looking for a small space and potentially could hold classes for longer than a year. In the past the SCA CA had a special program rate for programs of this type and circumstance.

Maureen made a motion to offer daytime space for free for a trial period of four months for the ESL classes with a letter to be drafted for the Board's comment. Brian seconded and motion carried.

Little Warriors offers a one night awareness session on sexual abuse of children, what to look for and what to do. The West Spring Cougar Ridge (WSCR) CA is looking to host a session in the fall with an extended invitation to more communities. Currently they lack a space and venue. We offered to a Little Warriors volunteer (friend of Carrie's) to host the session at our community centre, since WSCR does not have a building. But there appears to be WSCR hesitation or confusion about accepting our offer. Maureen will contact the WSCR President to confirm our offer of free space.

DEVELOPMENT

Sobeys has applied for significant expansion of their current store. They propose to take over the stores to their North including the Toy Store, Travel Agent and Dentist. They plan to increase their size by approximately 33% as well as build a separate building for the liquor store at the location of the recycling bins which would then be moved to the back of the store. Ted's letter to the city indicated that we were seriously concerned with parking capacity for the mall with the proposed redevelopment. It was noted that the city turned down the same proposal two years ago for the same reason.

The site of the Haddock tree nursery has been sold to a developer, who has applied to the city to change the zoning from DC to R-C2, and wants to build relatively high-density townhouses. The surrounding neighbours are extremely unhappy about it, and have approached us to support them in their bid to stop this development. We intend to write a letter supporting them.

STRATEGIC AND BUSINESS PLANNING

Sohaib has taken on the task of preparing the Business Plan needed to be submitted to the City as a requirement of our lease renewal coming up at the end of the year. The Business Plan needs to be complete by the end of June 2013. A market analysis and strategy is also required by the City. Part of the requirements with the City is to do a full analysis of available space and rental agreements.

MISCELLANEOUS TOPICS

ASPEN BEACH VOLLEYBALL

The area has had problems with erosion and therefore will not be addressed until the City deals with this problem.

HORSESHOE PIT

A group of seniors has requested the installment of a horseshoe pit at the SCA community centre. This project will be overseen by two Board members and Trevor will ensure the stakes be made safe and removable.

STEREO SYSTEM

The stereo system needs to be repaired or replaced and will be looked into.

MEETING MINUTES

It was agreed upon that once minutes are distributed the Board has five business days to respond with errors or omissions.

COMMUNITY GARDEN

It has come to our attention that ground soil cannot be used to support the community garden. The next step is to meet with someone from the City to determine if there are suitable locations for gardening box beds. The City will provide all supplies but we must secure all the labour required.

ASPEN RECREATION

Andy made a motion to approve the playground project in the location adjacent to the parking lot and to accept the \$200 thousand from Brook Field and to hold any remaining

funds separately for any future use at the Aspen Hills Community site. Maureen seconded and motion carried.

ADJOURNMENT

Meeting adjourned at 9:40 PM.