

**MINUTES**  
**ANNUAL GENERAL MEETING**  
**GRAYDON HILL HOMEOWNERS ASSOCIATION (the “HOA”)**

**Date:** Sunday, December 10th, 2023 **Time:** 2:00PM  
**Location:** Beulah Alliance Church Southwest Campus

**1) Welcome and Registration**

Members Present: 16

**2) Call to Order**

a) Time: 2:04PM

**3) President’s Message**

- a) Greenspace and paths sprayed (above City minimum)
- b) Entrance signs were sanded down and restained.
- c) Wooden panel garnishes were sanded and restained.
- d) Three additional flower pots purchased
- e) Finances planned for additional entryways
- f) Working on collecting unpaid fees through other options due to lower operating costs from non-paying residents
- g) Financials covered today are May 2022 to April 2023. Working on moving AGM ahead to more coincide with our fiscal year

**4) 2022 Year End Financial Review**

Audit performed first year. 2nd year was a review. Not a lot of transactions. Felt money was more well spent doing only a review.

Additional Liabilities of \$33k in Financial Statements relates to City of Edmonton landscaping services, which were remitted shortly after the fiscal year end.

Move to Accept the Graydon Hill Homeowners Association Financial Statements for the Period Ended April 30, 2023 and the Independent Practitioner’s Review to the Members.

Moved by Ardan Burton. Seconded by Sandy Girvan. All in favor. Carried.

**5) Election of the 2023 Auditor**

Move to appoint Yaremchuk & Annicchiarico LLP Chartered Accountants as independent practitioners for the May 1, 2023 to April 30, 2024 financial period of the Graydon Hill Homeowners Association.

Moved by Ardan Burton. Seconded by Lisa Graham. All in favor. Carried.

**6) 2022-23 Update**

Ice rink - Grant of \$800 provided by EPCOR. Due to short season, next Board to decide on whether an ice rink should be set up in the green space.

**7) Election of Directors**

Move to appoint the following Graydon Hill Homeowners in good standing as the 2023-2024 Board of Directors:

- Alex Pike
- Ardan Burton
- Dan Nordin
- Oscar Lam
- Raheel Virani
- Samar Grubestic

Moved by Ardan Burton. Seconded by Gillian Schjefte. All in favor. Carried.

**8) Q&A**

Q1: How do I ask about volunteering

A1: Email to [contact@graydonhillhoa.com](mailto:contact@graydonhillhoa.com)

Q2: What can we do about the “swamp”?

A2: Land is owned by EPCOR. Best course of action is to contact EPCOR. It is a storm water pond. Not algae. It is duckweed. Cannot spray or use herbicide. Use of lawn fertilizer causes further growth of duckweed from runoffs. Water recirculation feature can be installed, but have not yet had success on getting EPCOR to do it. EPCOR is currently investigating our case for installing a recirculation feature.

Q3: Are receipts issued for HOA dues?

A3: Receipts are not issued unless requested. Not mailed out due to cost.

**9) Adjournment**

3:20PM

Date Approved: 12/20/2023  
(MM/DD/YYYY)

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_