



**Welcome to the  
GlenEagles Community Association  
2018 Annual General Meeting**



GlenEagles  
Community Association

**GlenEagles Community Association AGM**  
**7:00 pm, Wednesday 30 May, 2018**  
**Links of GlenEagles**  
**Agenda**

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1. Welcome & Introductions
2. Review and Adoption of Agenda
3. Jones Estate Update
4. 2017-2018 In Review
  1. Activity Summary
  2. 2017 Financial Statements
  3. 2018 Budget (Operating & Projects)
  4. The Future
5. Town of Cochrane Land Use Bylaw Presentation
6. Community Requests (from floor)
7. Resignation & Election of Directors
8. Other Business
9. Meeting Adjourns / Social



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# "Jones Estate" - Proposed Development



- Recently sold to Hazkar Homes by Jones Estate
- Developer engaged Quantum Place Developments to consult this winter
- New proposal calls for 24 homes, expect first reading to come before Town Council shortly
- GECA opposes any development for many reasons; has submitted letters to that effect

# GECA Board Report - Activity

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- **Represented GECA interests in numerous meetings and e-mail exchanges with Quantum Place Developments re Jones Estate**
- **Represented GECA interests at semi-annual Town of Cochrane community association meetings**
- **Used GECA website & database of more than 200 e-mails for improved communication between Town and residents**
- **Researched and selected new landscape contractor (TJK) for Gleneagles East/West/Entrance in effort to trim greenspace expenses without sacrificing quality**
  - **Irrigation jurisdictional issues being resolved shortly**
- **Answered numerous homeowner and/or prospective homeowner queries about Gleneagles**
- **Hand delivered proxies to save postage**



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# Accountant's Report – YE 2017



**GryzkoHarperBouw**  
CHARTERED ACCOUNTANTS\*

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## INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT

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To the Home Owners of GlenEagles Community Association

We have reviewed the accompanying financial statements of GlenEagles Community Association that comprise the statement of financial position as at December 31, 2017 and the statements of revenues and expenditures, changes in net assets and cash flow for the year then ended, and a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Practitioner's Responsibility*

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

### *Conclusion*

Based on our review, nothing has come to our attention that causes us to believe that these financial statements do not present fairly, in all material respects, the financial position of GlenEagles Community Association as at December 31, 2017, and the results of its operations and its cash flows for the year then ended in accordance with the Canadian accounting standards for not-for-profit organizations.



# Other Business

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