



# **Welcome to the GlenEagles Community Association 2017 Annual General Meeting**



GlenEagles  
Community Association

# **GlenEagles Community Association AGM**

## **7:00 pm, Wednesday 24 May, 2017**

### **Links of GlenEagles**

### **Agenda**

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1. Welcome & Introductions
2. Review and Adoption of Agenda
3. GECA Overview
4. Review/Approval minutes of May 2016 AGM
5. 2016-2017 In Review
  1. Board Report
  2. 2016 Financial Statements
  3. 2017 Budget (Operating & Projects)
6. Town of Cochrane Organics Recycling Program – Q&A
7. Community Requests
8. Election of Directors
9. Other Business
10. Meeting Adjourns / Social



# GECA – Brief Overview

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- Original developer of Gleneagles wanted a community with significantly more greenspace – TOC agreed on condition that community bore the cost of maintenance
- Liens established on every title in Gleneagles – legal obligation to contribute to maintenance of greenspace
- Up until April 1st, 2017 GECA looked after all greenspaces including four parks (Wearmouth, Fenton, Murphy Brothers, View)
- As of April 1st, TOC now owns responsibility for parks...GECA maintains islands and boulevards



# Islands and Boulevards -- GECA Responsibilities

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GlenEagles  
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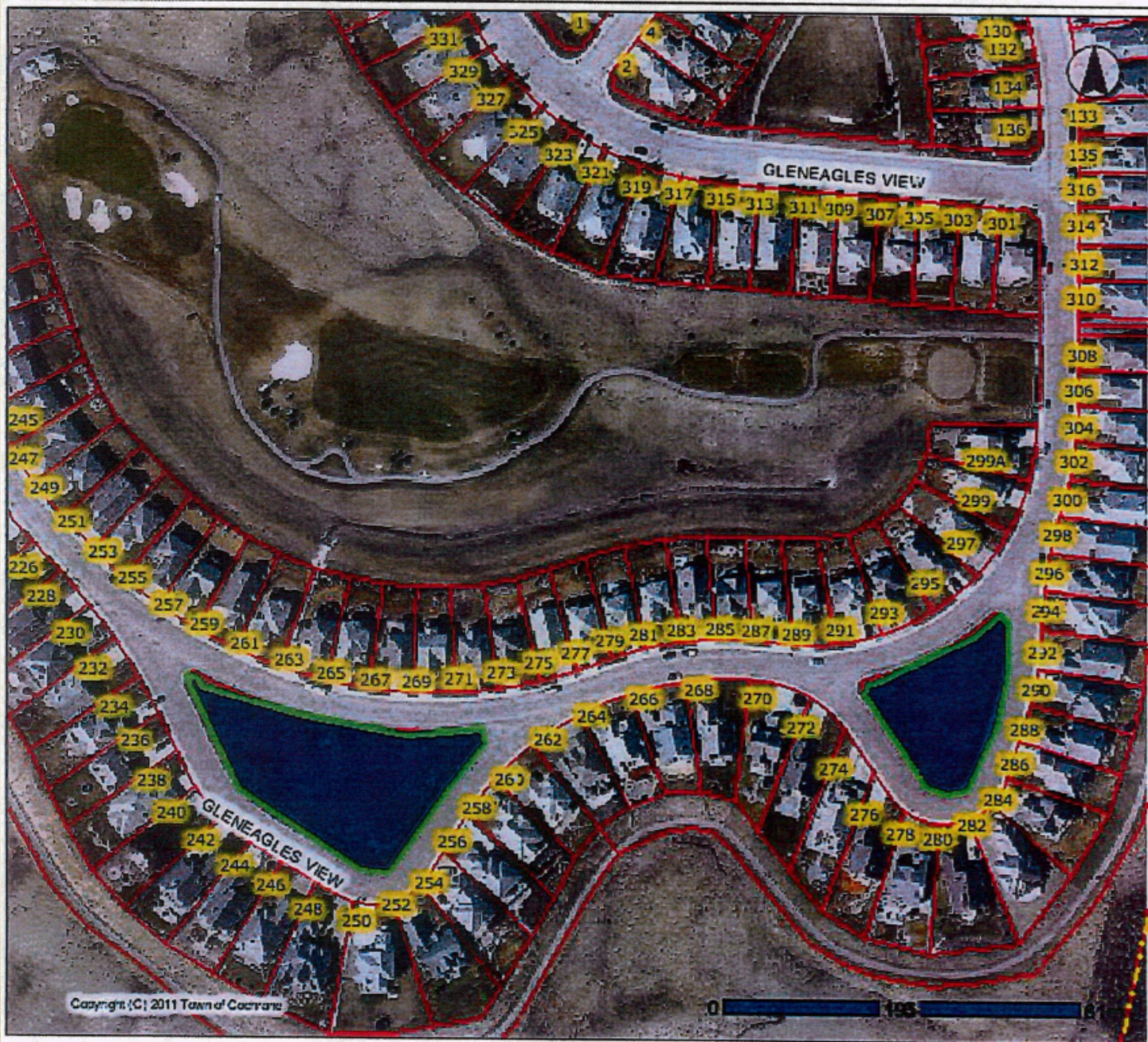
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# "Jones Estate" - Proposed Development



- 4.15 acres between Estates and Vistas
- Not part of original Gleneagles – owners now deceased with land bequeathed to charities
- Several attempts to rezone to R3, R1 by proponent (28, 24 & 16 homes)
- GECA opposes any development for many reasons (slope, drainage, traffic, wildlife)
- So far all development attempts denied by TOC

# GlenEagles Community Association Annual General Meeting

## Minutes of May 2016 AGM

**GlenEagles Community Association**  
Minutes of Annual General Meeting  
May 11, 2016 7pm  
Links of GlenEagles ClubHouse

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Present:	Russ Atkin	President
	Roxanne Pynn	Secretary
	Shelley Wood	Bookkeeper/Admin (East)
	Stephen Simms	Director (Glenhaven)
	Bruce Pettigrew	Director (East)
	Jerry Murphy	Parks Dept ToC

Absent:	Jennifer Rennie	Treasurer (Estates)
	Steven Phillips	Director
	Mike Krooshoop	Director

1. Call to Order  
The President called the meeting to order at 7:04 pm.

2. The President introduced the directors

3. **Approval Items:**

- a) Adoption of Agenda

**MOTION:** Moved by Mr.Collins and seconded by Barry Shaw to adopt the agenda as presented. **Carried**

- b) Adoption of Minutes of May 2015 Annual General Meeting

**MOTION:** Moved by Mr.Collins and seconded by Barry Shaw to adopt the minutes as presented. **Carried**

- c) 2016 Budget (See also Presentation and Report Items)

**MOTION:** Moved by Mr. Collins and seconded by Barry Shaw to adopt the GECA 2015 operating and project budget as presented. **Carried**

# GlenEagles Community Association Annual General Meeting

## Minutes of May 2016 AGM

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### 4. Presentation and Report Items

#### a) Board Report

The President presented the Board report noting 2015 achievements including a strong financial position with no fee increases and improved fee collection rates. Small loss was noted but overall good financial position. President discussed representation of Gleneagles community with ToC on proposed "Gleneagles Heights" application. Reminded community of website, info@GECA.ca, and online payment options for fee's. President discussed challenges of landscape maintenance to shift to more social gatherings. I.e, BBQ's, creating community events around different holidays etc. due to fee's staying the same despite less maintenance required. President stated the board also wants to work on being more consistent on communicating the rezoning application. President discussed initiatives for the community. Upgrades to certain areas East and West blvd entrances to augment work ToC will be doing.

#### b) Financials

- c) The President presented the Statement of Operations for the year ended 31 December 2015 and the Statement of Financial Position as at 31 December 2015. GECA reported a shortfall of revenue over expenses in 2015 of \$1230.00. Revenue and expenses were materially consistent year over year. Net assets increased from \$163,001.00 as at 31 December 2014 to \$163,777.00 as at 31 December 2015. Higher cash and term deposit balances were offset by lower accounts receivable and prepaid expenses balances as well as higher accounts payable and accrued receivables.

#### d) Budget

The President presented the Operating and Project Budgets for 2016. The budget highlights include total income of \$141,424.00, total expense of \$166,128.00, and net income of \$24,704.00. The 2016 budget is different from 2015 due to increased landscaping and maintenance fee's due to ToC contribution decreasing by half, \$22,000.00. Landscape & Maintenance expense is expected to increase 5%. Other capital projects include potential irrigation leaks of \$10,000 and various landscaping projects of \$8,250.

# GlenEagles Community Association Annual General Meeting

## Minutes of May 2016 AGM

### e) Landscaping

President discussed as of April 2017 the ToC will assume all responsibility for park maintenance in the 3 main parks; Murphy Brothers, Fenton, and Wearmouth. ToC responsibilities will be 1) lawn care (mowing, trimming, irrigation, fertilization, and weed control) 2) trees and shrubs 3) flower beds 4) snow removal 5) playground inspections/maintenance. GECA will continue to maintain the boulevards and islands throughout the community including GE East and West entrances, GE entrance from Highway 1A, the landing island and boulevard and green space, all of the islands/boulevards in GE East (6) plus one in West.

### f) Town of Cochrane Reminders

The President presented reminders regarding water conservation measures including rebates for certain products and restricted hours for irrigation.

## 5. Question and Answer Period

### a) Landscaping & Irrigation

Much of the discussion in the Q&A portion of the evening was as follows:

- Jerry Murphy from the ToC parks department spoke to residents about the level of care that will occur once the town takes over the parks maintenance.

- Homeowners expressed concern about the infiltration of weeds in certain areas and overall decrease in beautification throughout the community. Jerry Murphy reassured residents that no dormancy of lawns to be done by the town and the level of care to stay the same. Possible solutions are to assess the level of care after one year post transition and if beautification has decreased then residents and board to make official statements back to the town and lobby councillor's etc.

### b) Speeding

- Homeowners reminded the group that speeding continues to be a problem and we as a community should take pride in slowing down to protect our children. Various options were discussed.

## 6. Election of Directors

The following members will stand for another term:

Russ Atkin (East)

Roxanne Pynn (West)

Dennis Fundys (Villas)

Raj Sinha (East)

Michael Krooshoop (Summit)



Eagles

Community Association

# GlenEagles Community Association Annual General Meeting

## Minutes of May 2016 AGM

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Stephen Simms (Glenhaven)

To be confirmed:

Jennifer Rennie (Estates)

Steve Phillips (East)

Retiring from board:

Bruce Pettigrew (Estates)



**MOTION:** Moved and seconded to accept the above nominations as board members for 2015. **Carried**

### 7. Adjournment

**MOTION:** Moved and seconded to adjourn the meeting. **Carried**

NOTE: Meeting was followed by appetizers and social at the Links of GlenEagles.

# **GECA Board Report - Wins**

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- **Replaced outgoing president on short notice and volunteers for existing board remained intact**
- **Established database of more than 200 e-mails for improved resident communication**
- **GECA website and PayPal links operational again**
- **Successfully transferred accountability for four major parks to Town of Cochrane while maintaining islands and boulevards**
- **Obtained two additional quotes for landscaping to confirm existing contract is competitive**
- **Represented interests of Gleneagles residents in meeting with mayor, councilors and administration**
- **Represented Gleneagles' position on proposed "Jones Estate" redevelopment on two separate applications**
- **HOA fees remained unchanged (now since 2006)**



# **GECA Board Report - Challenges**

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- **Rebranding GECA from a landscaping association to a true "community" association**
- **Continually having to respond to repeated redevelopment proposals for Jones Estate**
- **Lack of volunteers and expertise (I.e. Website, accounting, event planning)**
- **Five separate strata associations within a single larger organization**
- **Desire to "do more" but no desire to "pay more"**



# Accountant's Report



**GryzkoHarperBouw**  
CHARTERED ACCOUNTANTS\*

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## REVIEW ENGAGEMENT REPORT

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To the Home Owners of GlenEagles Community Association

We have reviewed the statement of financial position of GlenEagles Community Association as at December 31, 2016 and the statements of operations, changes in net assets and cash flow for the year then ended. Our review was made in accordance with Canadian generally accepted standards for review engagements and, accordingly, consisted primarily of inquiry, analytical procedures and discussion related to information supplied to us by the Organization.

A review does not constitute an audit and, consequently, we do not express an audit opinion on these financial statements.

Based on our review, nothing has come to our attention that causes us to believe that these financial statements are not, in all material respects, in accordance with Canadian Accounting Standards For Not-For-Profit Organizations.

Cochrane, Alberta  
March 1, 2017

GRYZKO HARPER BOUW  
CHARTERED ACCOUNTANTS

# **Town of Cochrane**

## **Guest Speaker**

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**Fabrizio Bertolo**  
**Manager, Waste & Recycling**



# **Residential Organic Waste Diversion Strategy**

**September 2016**



# Zero Waste Framework

**Adopted by Council Fall 2012**

The Toward Zero Waste report outlines how Cochrane can achieve Zero Waste by focusing on reducing our environmental footprint by minimizing the amount of waste that must be landfilled through waste reduction, reuse, recycling, redesign, composting and other actions.

# Zero Waste Framework

**Adopted by Council Fall 2012**

The overall vision is Zero Waste with the interim goal of 80% of waste diverted from landfill by 2020. The Zero Waste Framework identifies five Pathways to achieving our goals:

1. Organics (in all sectors)
2. Multi-family recycling
3. Industrial commercial institutional recycling
4. Construction and demolition recycling
5. Events and public spaces



# **Residential Organic Waste Strategy**

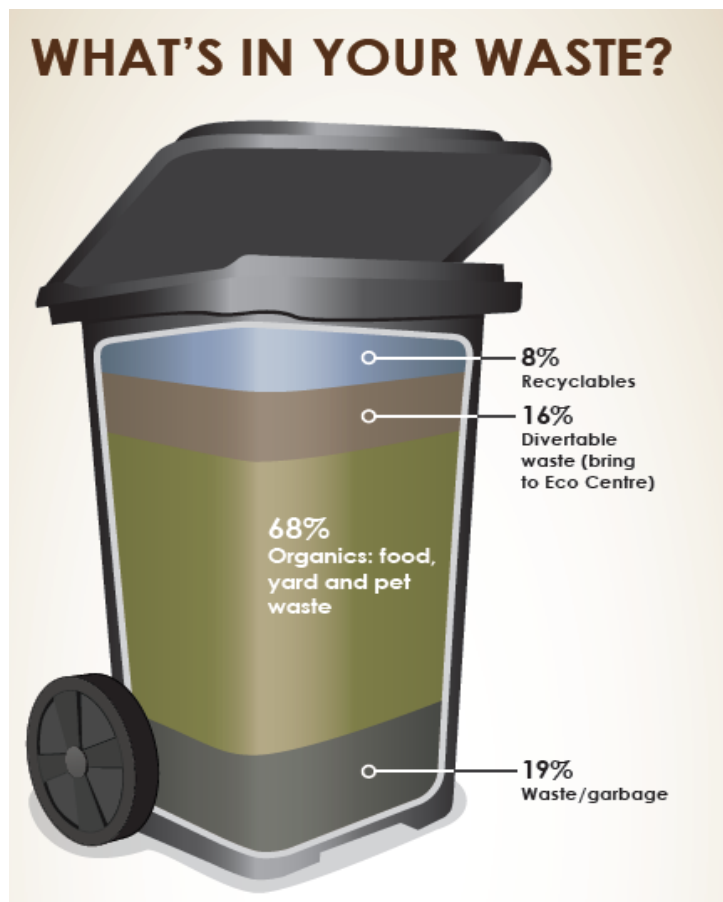
## **Direction from Council May 2015**

- **Develop and implement the Residential Organic Waste Diversion Strategy**
- **Return to Council with the necessary amendments to the Waste Management Bylaw needed to facilitate the strategy implementation**



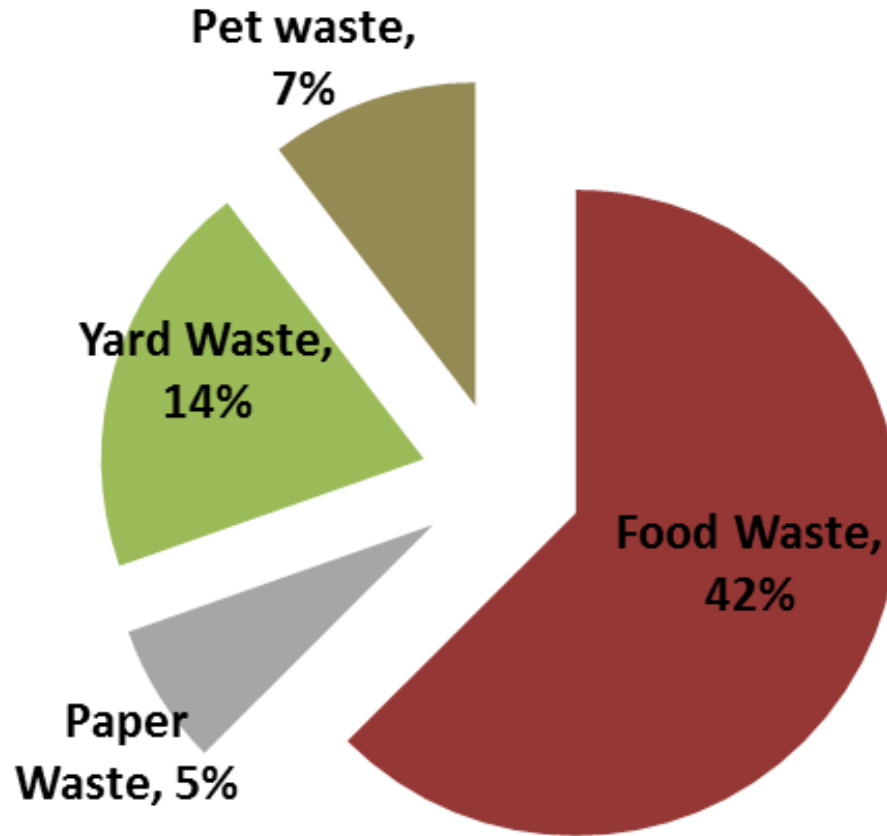
# Why Organic Matter?

68% of waste generated  
by residents in  
Cochrane is comprised  
of organics  
(June 2016)



Organic waste that ends up in landfill decomposes without oxygen and releases methane, a greenhouse gas that is 23x more potent than carbon dioxide emissions in the atmosphere.

# What is in our garbage bin?



# Why Organic Matter?

- In 2015, Cochrane residents set out 3,800 tonnes of garbage for disposal at the landfill.
- Out of the total sent to landfill: **68% was organic waste**



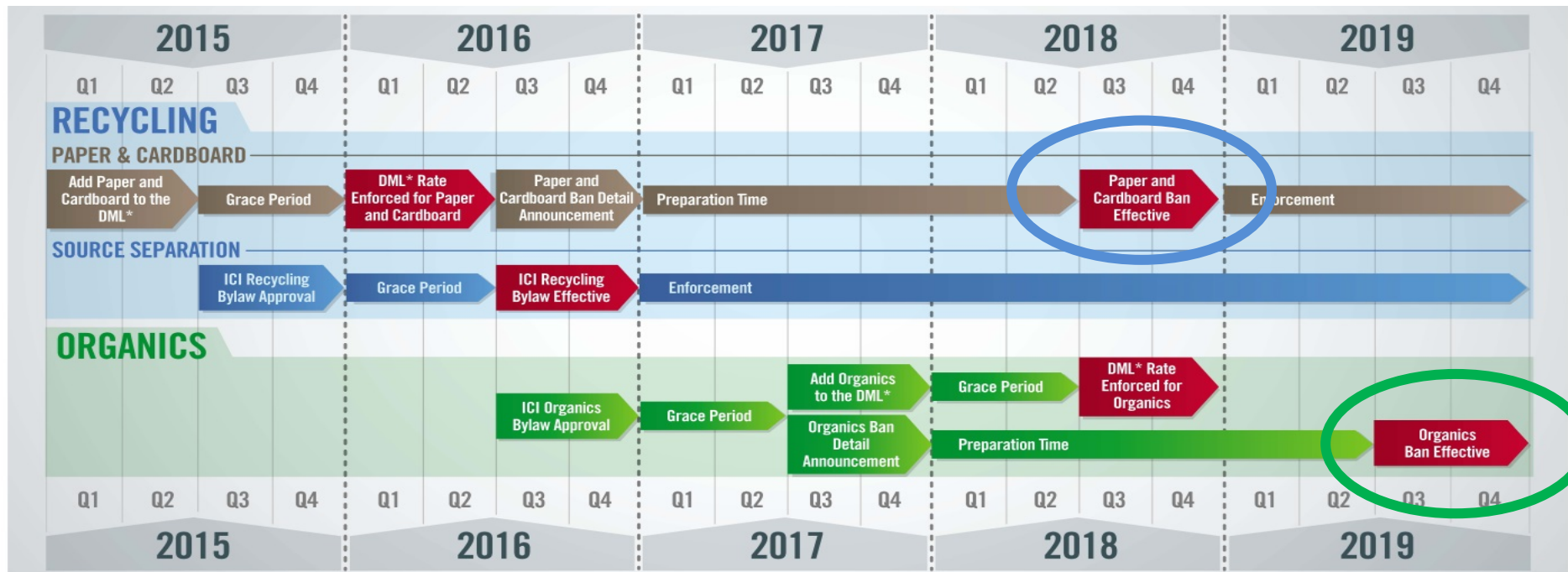
# Landfill or Compost Facility?

That means that a total of 2,600 tonnes could have been diverted from  
**here** **to here**



# Calgary Waste Diversion Strategy

Starting in **Fall 2019**, Calgary intends to ban food and yard waste from City landfills.

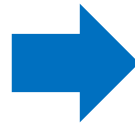


# Impacts on Cochrane

2018

Higher fee for loads of  
garbage with food  
and yard waste  
disposed at City  
landfills

(currently \$113/MT)



2019

Loads of garbage  
containing organics  
will be turned away or  
charged up to  
\$360/MT\*

**+\$900,000  
disposal cost**

*\*Details and exact dates for the ban will be announced two years  
prior to implementation*

# **Existing programs at the Cochrane Eco Centre**

- Drop off yard waste (grass)
- Drop off food waste
- Drop off branches

**Very high cost and low participation**

**~20% of organic waste captured**

# Community Engagement

## Organics Waste Diversion Stakeholder & Community Engagement 2014-2016

- Engagement workshops
- Zero Waste pancake breakfast
- Follow up engagement sessions
- Informal discussions
- CEC presentation
- Direct public engagement at events and the Eco Centre
- Surveys (2014, 2016)



# Community Engagement

## Key survey findings (2014):

- 39% use the Eco Centre yard waste drop off
- 7% use the Eco Centre food waste drop off
- **85% would use a residential organics collection program**
- 73% would prefer both food and yard waste to be collected together
- 73% were supportive of bi-weekly food and yard waste collection in the winter

# Community Engagement

## Key survey findings (2016):

- 54% put organics in garbage
- 40% take clippings to the Eco Centre
- 8% put clippings in the garbage
- Approximately 49% of the respondents would use a 120L green cart (same size as current black bin) for organic curbside collection (instead of the 240L)

### Out of this 49%:

- 36% don't grasscycle
- 57% put their organic waste (incl. grass clippings) in the garbage or take it to the Eco Centre
- 12% live in a condo/apartment/townhome

# Other Communities

- Most municipalities in Alberta currently collect organics (food and yard waste) in 240L carts; there are no options for different size carts: **Calgary, Strathcona County, Airdrie, Leduc, Spruce Grove, Stony Plain, and more.**
- **Okotoks** is implementing an organics program in Fall 2016 with 120L green carts; the program aims to capture food waste only.
- The only community in Alberta providing an optional 120L green cart beside the classic 240L is the **City of St. Albert.** **Currently only 10% of residents opted for 120L (90% are using 240L green cart).**

# Cochrane's Plan



- 240L green carts for ~ 7800 single family and duplex dwellings
- 120L green carts for ~ 800 townhomes
- Kitchen catcher for all households

The Town will evaluate options for different cart sizes after one year from the implementation of the program.



# Cochrane's Plan



- Collection every week in summer
- Collection every two weeks in winter
- Collection schedule:
  - Garbage/recycling: on existing schedule
  - Organics: extra collection day (following garbage/recycling collection day)



Plus  
Kitchen  
catcher

# Organics accepted in Cochrane's program



**Fruit and  
vegetables**



**Meat, fish,  
shellfish, bones**



**Egg shells, dairy**



**Plate  
scrapings**



**Coffee, tea**



**Bread, pasta**



**Food-soiled paper  
plates and napkins**



**Jam, sauces, salad  
dressing, cooking oil**



**Yard waste,  
leaves, grass  
clippings**



**Cat litter,  
pet waste**

# Program costs in Alberta

Average	\$24.21	
Edmonton	\$40.69	Waste (bags no limit); Recycling (bags no limit); Eco Centre Services
St Albert	\$25.75	Waste (120 L); Recycling (bags no limit); Organics (240 L); Christmas Tree Collection
Sherwood Park	\$25.50	Waste (240 L); Recycling (bags no limit); Organics (240 L); Christmas Tree Collection
Spruce Grove	\$25.25	Waste (120 L); Recycling (bags no limit); Organics (240 L); Christmas Tree Collection
Chestermere	\$23.89	Waste (3 bags); some Eco Centre Services planned change June 2015 Waste (1 bag); Recycling (240 L); Organics (240 L)
Stony Plain	\$18.33	Waste (240 L); Recycling (bags no limit); Organics (240 L); Christmas Tree Collection
Aldrie	\$18.25	Waste (2 bags); Organics (240 L); Eco Centre Services
Okotoks	\$20.50	Waste (120 L); Recycling (240 L); Christmas Tree Collection; Eco Centre Services

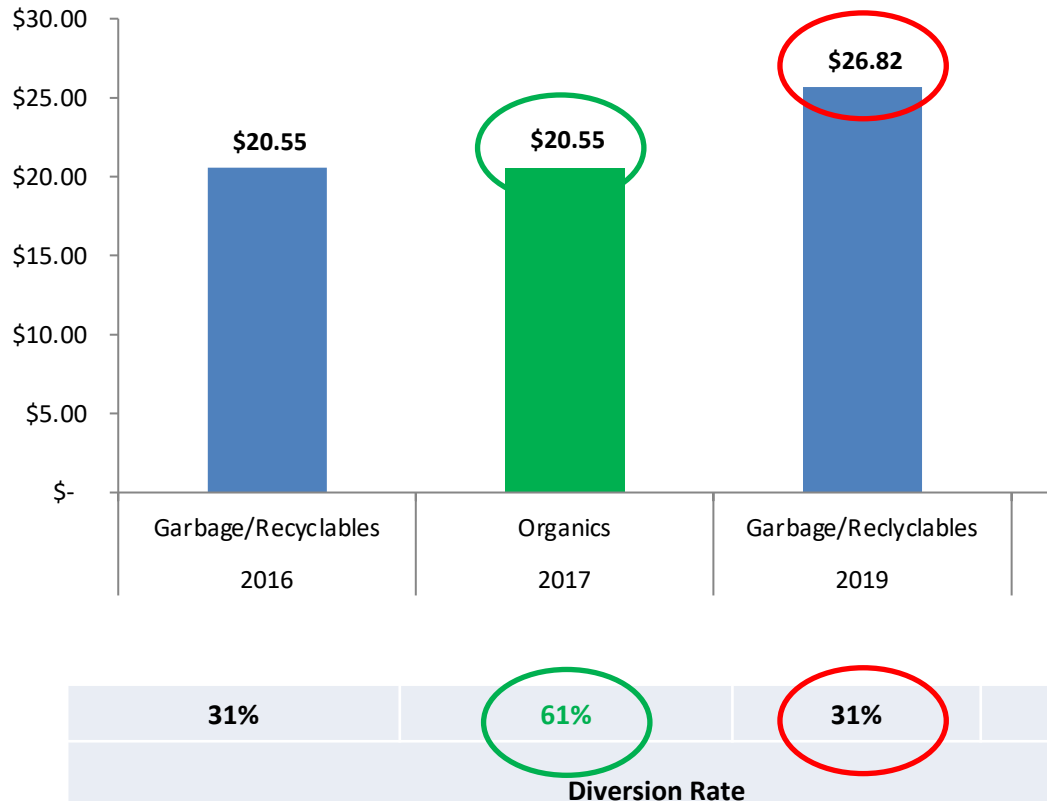
**Current cost in Cochrane:**

**\$20.55/HH/month**

- incl waste (120L), recycling (240L), Christmas tree collection

# Program costs in Cochrane

Cost/HH/Month



# Benefits

- Increase diversion rate and get close to our goal of 80% by 2020
- Maintain **same cost** to residents for waste management (waste/recyclables + organics) at \$20.55/HH/month
- Reduce GHG emissions
- **Provide residents with finished compost to close the loop**
- Convenient
- Increase participation
- All organics in one cart
- Community engagement in environmental stewardship

# Main Challenges

- Concerns about odour
- Space for extra cart
- Questions about cost

## **Communication/education campaign:**

- Importance of organics diversion
- Help to change habits
- Help residents feel they are contributing to positive change
- Help residents feel an active part of the project

# Communication

- Essential component of roll-out
- Will be developed and implemented to reach a wide variety of groups in a wide variety of ways:
  - Schools
  - Events (festivals, farmers' market, etc.)
  - Open houses
  - Brochures with utility bills
  - Contests
  - Theatre play/videos
  - Newsletters
  - Social media
  - Calendar

**Thanks!**



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COCHRANE'S NEW CURBSIDE PROGRAM  
.....

# Community Requests & Reminders

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- Facebook "Gleneagles Cochrane Block Watch Community Page"
  - 123 current members
- Speeding still a concern – reminder 30km in residential areas!
- Big ticket requests
  - Stairs/path from Villas to walking trail
  - Upgraded playgrounds
  - Neighbourhood pub
  - Skating/tobogganing on golf course in winter
- Community Events – Stampede BBQ, Christmas Party, contests for best Christmas light & Halloween display, best garden, etc. -- Win your annual HOA fee back!



# Election of Directors

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## **Willing to stand for another term:**

Brian Pynn (West)

Roxanne Pynn (West)

Jack Burns (Estates)

Stephen Simms (GlenHaven)

Michael Krooshoop (Summit)

Raj Sinha (East)

Norman Peterson (Villas)

## **To Be Confirmed**

Gary Kooistras (Vistas)

## **Retiring from the Board**

Steve Phillips (East)

## **Volunteers or Nominations**



# Other Business

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