



GlenEagles Community Association

2020 AGM

Prepared October 2021

Agenda

- Meet Your Board Members
- President's Updates
- Jones Estate/GlenVista Peaks Update
- Landscaping Report
- Treasurer's Report
- Closing Remarks/Contact Information






10/29/2021



Meet Your Board Members

10/29/2021

Meet Your Board Members

	<p>Margaret Blair President</p>	<p>Lives in GlenEagles East since 2018 Joined the Board in 2019</p>
	<p>Darren Golec Vice-President</p>	<p>Lives in GlenEagles East since 2014 Joined the Board in 2019 Chair of the Landscaping Committee</p>
	<p>Codyne Carson Treasurer</p>	<p>Lives in GlenEagles East since 2017 Joined the Board in 2017</p>

Meet Your Board Members



Judith Robson
Secretary

Lives in GlenEagles East since 1998
Joined the Board in 2021
Member of the Landscaping Committee



Joan Fortin

Lives in The Estates since 2020
Joined the Board in 2021



Rodger Grant

Lives in GlenVista since 2004
Joined the Board in 2016

Meet Your Board Members



Norm Peterson

**Lives in The Villas since 2011
Joined the Board in 2015**



Stephen Simms

**Lives in GlenHaven since 2011
Joined the Board in 2015**



Shelley Wood
Bookkeeper


**Lives in GlenEagles East since 2005
Has worked for the Board since 2009
(attends Board meetings as a guest)**

We Would Also Like to Recognize Board Members who Have Recently Left and to Thank Them for Their Service

- Kathy Estey, Former President, 2019 – 2021
- Gary Kooistra, Active Member of the Landscaping Committee, 2009 – 2021
- Chrystal Skead, The Estates Representative, 2020 -2021



We Have One Open Board Position



This
Could
Be You!!

- If you wish to self-nominate, please contact us at: president@geca.ca
- All candidates will be contacted to discuss their interest
- While there is only one opening at this time, we will maintain a list of all interested parties and contact you as other openings occur

Margaret Blair



Updates From the President

10/29/2021

Updates:

Introduction

- My name is Margaret Blair, and welcome to this virtual AGM presentation
- I became President of GECA in September of this year, after spending 2 years as Secretary
- While the Board would have liked to have met with you in-person, the Covid guidelines present several challenges for large meetings, where a quorum of almost 100 people is required
- Instead, the Board has prepared a series of updates and reports that we had planned to share with you if we had held a traditional AGM; you will probably need 30 to 45 minutes to review in detail
- So let me tell you about the format of this presentation
 - We have combined the reports that we prepared into this presentation
 - “The What We Heard –Glenvista Peak Report” is separate, as are the Audited Financial Statements

Updates:

Presentation Format

- While the reports should provide you with pertinent information, we are aware that you can't ask us questions or share comments in real time
- In some instances, we have tried to anticipate your questions and provided responses; in other cases, we have highlighted key questions where we hope that you will take the time to respond
- After reading through this presentation, if we haven't addressed your questions and/or you want to respond to questions that we have asked or provide comments, please contact us at president@geca.ca by the end of November 2021
 - The Board is committed to collating all of the inquiries and our responses **by the end of December 2021**
 - This information will be emailed (if we have your email on file) or available on our Gleneagles Community Facebook Page: [GlenEagles Community Association Facebook Page](https://www.facebook.com/groups/2975016869484522/files)
(<https://www.facebook.com/groups/2975016869484522/files>)

Updates:

Board Priorities

- I would now like to update you on some of the Board's priorities, as well as on some of our challenges and issues which, although important, do not warrant a separate report
- As you can see by the Board introductions, half of our Board member joined GECA in 2019 or later and, with the help of our more experienced colleagues, who provide background and historical context, we have been focused on promoting the best interests of GlenEagles by:
 - Representing GlenEagles' interests with respect to the Jones Estate
 - Being fiscally responsible after losing one of our major sources of revenue (TOC landscaping rebate)
 - Addressing a significant shift in landscaping services between the Town of Cochrane (TOC) and GECA that started in 2017 and was formalized in 2020 (see the Landscaping Report, starting on slide 30)
 - Adjusting to, what I would like to call, the COVID challenges

Updates:

Events Committee

- For example, COVID challenges have resulted in us cancelling or deferring some events and initiatives, including in-person AGMs in both 2020 and 2021
- Another example is the Events Committee. The Committee was announced in the President's newsletter in May 2020 and asked for volunteers; although three people responded, there wasn't much time to do anything before the Board decided to curtail social events because of COVID
 - Nevertheless, in June 2020, the Committee sponsored a successful food drive, in conjunction with the Activettes and the Cochrane Food Bank, to coincide with Good Neighbours Week
 - Additionally, one of the volunteers met with the GlenEagles Golf Course and determined that there was an opportunity to co-sponsor community events
 - Since then, there has been no activity and the \$10,000 allocated to the Committee in the 2020 plan was never spent

Updates:

Events Committee (cont'd)

- With only limited success and no plans in place at this time, there is an opportunity to re-evaluate whether residents want GECA to expand our mandate to include social activities
- The key question is: “**Do you want an Events Committee?**”; we are interested in your thoughts
- If you would like to see GECA re-start the Events Committee then:
 - **What type of events do you want?**
 - **Are you willing to participate either as a member of the Committee or to assist with specific events?**
 - **How much money should we allocate to the Committee?**

Updates:

GECA Website

- Also, in the May 2020 newsletter, GECA indicated that we intended to build a new website, after learning that the existing website is built on an old platform that is difficult to maintain and update
 - We expected that the site would be up and running by now, however, we were unable to secure development resources and the \$5,000 allocated to this project in 2020 was not spent
 - In June of this year, the Board decided to build a GlenEagles Community Facebook page, to see if this might replace the need to build a new website; the site was launched in July 2021: [GlenEagles Community Association Facebook Page](https://www.facebook.com/groups/2975016869484522/files) (<https://www.facebook.com/groups/2975016869484522/files>)
- GECA plans to monitor the Facebook to see how many residents join and how often they post to the site
 - We are in the process of transferring some of the information from the “old” website to Facebook
 - We also plan to update residents on GECA initiatives and potential issues
- We’d like to hear from you: **Do you think that Facebook is a satisfactory replacement for a community website?**

Updates:

Speeding Motorists

- In 2020 we were also contacted by residents who raised concerns about speeding motorists, particularly in GlenEagles East, after two foxes were killed, and a dog was hit
 - We contacted TOC about the potential of installing speed bumps but were advised that, based on studies in other municipalities, speed bumps are not effective, and they make snow plowing difficult
 - Instead, they recommended placing signs that allow motorists to see how fast they are travelling and adjust appropriately
 - This resulted in signs being placed on GlenEagles View for the latter part of 2020 and the first half of 2021
 - No complaints have been received in 2021, however, if you have concerns, you should contact the Cochrane RCMP non-emergency line at 403-851-8000 or access their website at: <https://www.cochrane.ca/151/Cochrane-RCMP>

Updates:

Dog Complaints

- First let me say that we know that most of our dog owners act responsibly
- However, GECA continues to receive complaints about dogs barking incessantly or running off-leash on the golf course, the parks, the trails, and the environmental reserves in our community; all of which is illegal
 - GECA has no jurisdiction over animal control or the various bylaws that govern this
 - If a friendly conversation and attempted diplomacy does not resolve your concerns, you should contact the Town of Cochrane: <https://www.cochrane.ca/127/Animal-Services>

Updates:

Next - The Reports

- As you start to review the three reports included in this presentation, I would ask that you pay particular attention to what you want GECA to be focused on and how best to spend our limited budget. There is not enough time or money to do everything that we would like; we look forward to your help in prioritizing our efforts.
- We will start with an update on the Jones Estate, as we anticipate that the development application currently on hold, will be presented to the new Council early next year
 - We have used excerpts from a 55-page report entitled “What We Heard Report - Glenvista Peak” prepared by the Town of Cochrane in October 2020 (report attached); if you haven’t read the full report, we urge you to do so
- We will then move to the Landscaping Report, which has been GECA’s focus for the past several years
- Finally, the Treasurer’s Report will recap GECA’s financial position and highlight some of the decisions we need to make as we move forward

Input from Rodger Grant, Norm Peterson, Stephen Simms, and Gary Kooistra

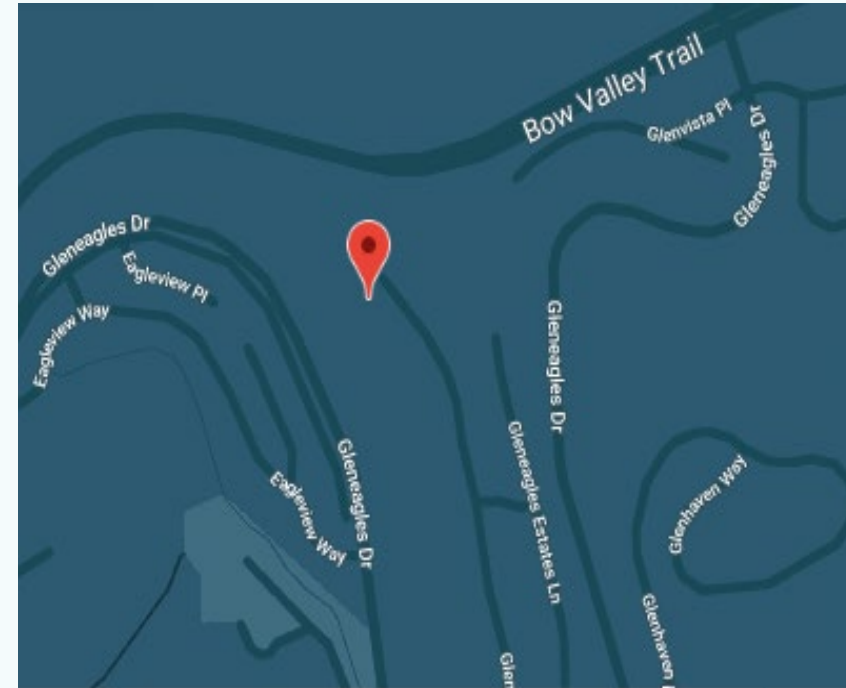


The Jones Estate (Glenvista Peak)

10/29/2021

The Jones Estate

- If you have lived in Gleneagles for several years or saw our recent posting to the Gleneagles Community Association Facebook Page or to the GlenEagles Block Watch Community Facebook Page, you may find some of the information in this report redundant.
- However, we want to ensure that everyone is aware of the ongoing efforts by Hazkar Developments and, now by their fully owned company operating as Valerio Developments, to rezone the land, commonly known as the Jones Estate, from urban reserve to R-1 (residential).



The Jones Estate is a 4.1-acre parcel of land that was originally comprised of a single modest dwelling. The property is located just west of GlenVista Place and just north of Gleneagles Estate Lane. There is no direct road access.

The Jones Estate (cont'd)

- There have been three re-zoning applications to council in each of 2016, 2017, and 2018; two of which were submitted by Hazkar Developments Inc.; and all of which were unanimously rejected
- The fourth application was filed in June 2020 by Valerio Developments, a company that is wholly owned by Hazkar Developments
 - This application stalled and was suspended due to the October election
 - Valerio has, however, advised TOC that they plan to pursue the application
 - We anticipate that this will happen soon after the new Council is in place and the 2022 TOC budget is approved
- The Valerio application is disturbing **as it proposes to increase the number of residents by a factor of 45% more** than the previous application that was rejected by Cochrane Town Council in 2018
- GlenEagles Concerned Citizen Group, comprised of highly committed, professionals, have, up until now, prepared engineering reports, legal briefs, etc. and represented our views at Council

Why We Are Opposed To This Development:

Gleneagles Has Been Deemed To Be A Completed Community Since 2006

- “The GlenEagles development is a “finished” community and occupants have made purchase decisions based on this fact...”.
- “ When we decided to buy in GlenEagles Estates we did so because we were assured this was the final phase of development as per the GlenEagles Area Structure Plan and that the parcel of land at 901 1A Highway would remain as it was, an acreage... It is completely unreasonable to be told now, 13 years later, that all these residents were “mis-lead” and that the facts are now different.” (The Estates)
- When the first application for rezoning was turned down in 2016, the Mayor and Council observed that **“Gleneagles was a complete and built community, requiring no further development”**.



Why We Are Opposed To This Development:

Traffic Safety Concerns

- As noted on slide 20, there is no direct access to the Jones Estate
- GlenVista Place "...will be the only way in and out of this proposed rezoning, for all vehicular, construction, utility and emergency vehicles. At its narrowest point, which unfortunately is directly across from our community playground, the road measures under 7.5 meters from curb to curb. The current Town of Cochrane standard for subdivision roads is 15 meters."
- GlenVista "... is a mixed community with everyone from young families to retirees and we all use the road to walk to: the neighbourhood park, mailboxes, nearby pathways; not to mention walking dogs and learning to ride bikes."



Why We Are Opposed To This Development:

Soil and Stability Issues: Slumpage

- Land slumpage in the Villas required the underpinning of 70 (out of 118 units) and the rebuilding of retaining walls at a cost of \$13 Million, all of which was paid for by the owners
- The Glenhaven Slump occurred in 2013 and the remediation cost was \$85,000
- Two units are “currently being remediated in GlenHaven as they have shifted and pilings are being inserted to re-pin the foundations...How in heavens name could you even consider adding a number of new units at the top of the hill?”
- Slumpage has also occurred in other areas of GlenEagles including “... significant slumpage behind homes near the intersection of Gleneagles View and Terrace....slumpage above the two soccer/ball fields on Gleneagles Drive that gets larger every year, and this last summer (2020) took out part of the Town pathway... a sinkhole at the bottom of Gleneagles Boulevard in 2014... and the ongoing and increasingly expanding slumpage on the NE side of Gleneagles Drive near the entrance to Gleneagles East”.

Why We Are Opposed To This Development:

Soil and Stability Issues: Construction

- “Our main concern is the effect of heavy construction and development on: the stability of the slopes to the west and south of the parcel; on the stability of the south retaining wall; and on the surface and subsurface drainage.”
- “At the present moment, we already have stability issues of the land under our house because of landfill issues. What will happen to our land and the condition of our ceilings and walls ...during the proposed housing development? Who will be responsible for those issues?” (GlenVista)
- “Heavy construction traffic passing close to my home, will destabilize the steep bank and could seriously damage the foundation, not only of my home but also of my neighbours.” (The Estates)
- “During the building of new homes (or public services) heavy construction traffic would most certainly create ground vibration exacerbating the matter of land stability for current structures.” (GlenVista)

Why We Are Opposed To This Development:

Water and Drainage Concerns

- “The entire community of GlenEagles has experienced significant slope instability over the years, the instability is directly related to the movement of surface water across the slope and as it goes subsurface.”
- “We have had to pay for a hill collapse and homes that have had to be under pinned due to water run off and under ground springs” (The Villas)
- “When it rains hard as it does here in the spring, the water flow thru Glenhaven is extensive, the route designed to take it is full, many times, so even the slightest increase in flow could wipe out 2 to 4 homes in Glenhaven.”
- A report commissioned by GlenHaven concluded that there is “**40% increased risk of the saturation of clay soils** in the slope immediately above GlenHaven Way, perhaps more serious, **failure of this slope**.... Adding any run-off from the Jones property development will only magnify the potential for future ground slippage...”

Why We Are Opposed To This Development.

Disruption of the Wildlife Corridor

- “We strongly believe it (the Jones Estate) is a very important part of the whole ecosystem surrounding the parcel!”
- If developed, what impact will it have “...on nesting and grazing wildlife that live on, use, and migrate across the property?”



Why We Are Opposed To This Development:

Some Final Comments

- “The proposed development will logically require all new service infrastructure to be installed for water, sewer, storm sewers, electricity, gas and communications. It is not clear how such a full suite of necessary services could be installed without causing extreme soil and drainage damage disturbance/destruction that will have negative effects on the subdivisions immediately proximate to the JEL.”
- “It is well known that all the geo-technical issues in the Gleneagles communities have been man-made and attributable to poor process. Allowing **any large-scale development of the Jones property risks upsetting a geological balance and status quo that has taken many years and millions of dollars to establish.**”
- Gleneagles “has had more than their fair share of ground instability and drainage issues, that Developers have over-looked ... **let’s not go through that pain again**”.

The Jones Estate:

Considerations Going Forward

- As you can see from the comments, GlenEagles residents are passionate about this topic; and it appears that the only people who favour the development, are the actual developers themselves
- Nonetheless, we anticipate that Valerio Developments will ask the new Council to review their development application, that was put on hold in 2021, early in the new year
- Up until now, the Gleneagles Concerned Citizen Group has represented our interests; going forward their Committee Chair strongly recommends that GECA obtain external legal counsel to represent us at any future judicial hearings and potentially, at some Council and/or public meetings
- The Board is currently discussing this recommendation; **we would value your input**

Darren Golec (Chair), Judith Robson, and Gary Kooistra



Landscaping Report: 2020

10/29/2021

Landscaping:

Background Information

- GlenEagles has 13 acres of green space; 9 acres of parks and 4 acres of boulevards
- At the time that the GlenEagles development was approved, the Town of Cochrane (“TOC”) agreed to the plan with the understanding that the community would maintain all of the parks and green spaces
- In return, TOC reimbursed GlenEagles \$44,000 annually; TOC unilaterally reduced this to \$22,000 in 2016 and totally eliminated it in 2017
 - TOC indicated that the cost of taking over the landscaping would be more cost effective for them than continuing to reimburse GECA
- As a result, GlenEagles and the Town entered into an agreement to divide up the landscaping responsibilities; this agreement was formalized in 2020

Landscaping:

Background Information (cont'd)

- The agreement states that:
 - GlenEagles is responsible for the Gleneagles signage and the entrance to Highway 1A , as well as the boulevard entrances to GlenEagles East, West and The Landing
 - TOC is responsible for the parks and other green spaces (islands)
- While TOC is committed to maintaining the Gleneagles parks and islands at the same standard as other communities in Cochrane, there has been a marked deterioration from when GECA was responsible for all of the landscaping. In addition, based on TOC's prioritization criteria, it is unlikely that the parks and green spaces in GlenEagles will qualify for irrigation.
- As a result, GECA has received several complaints, most of which are about shrub and tree beds being overrun by weeds and the dried-up grass in our parks and islands

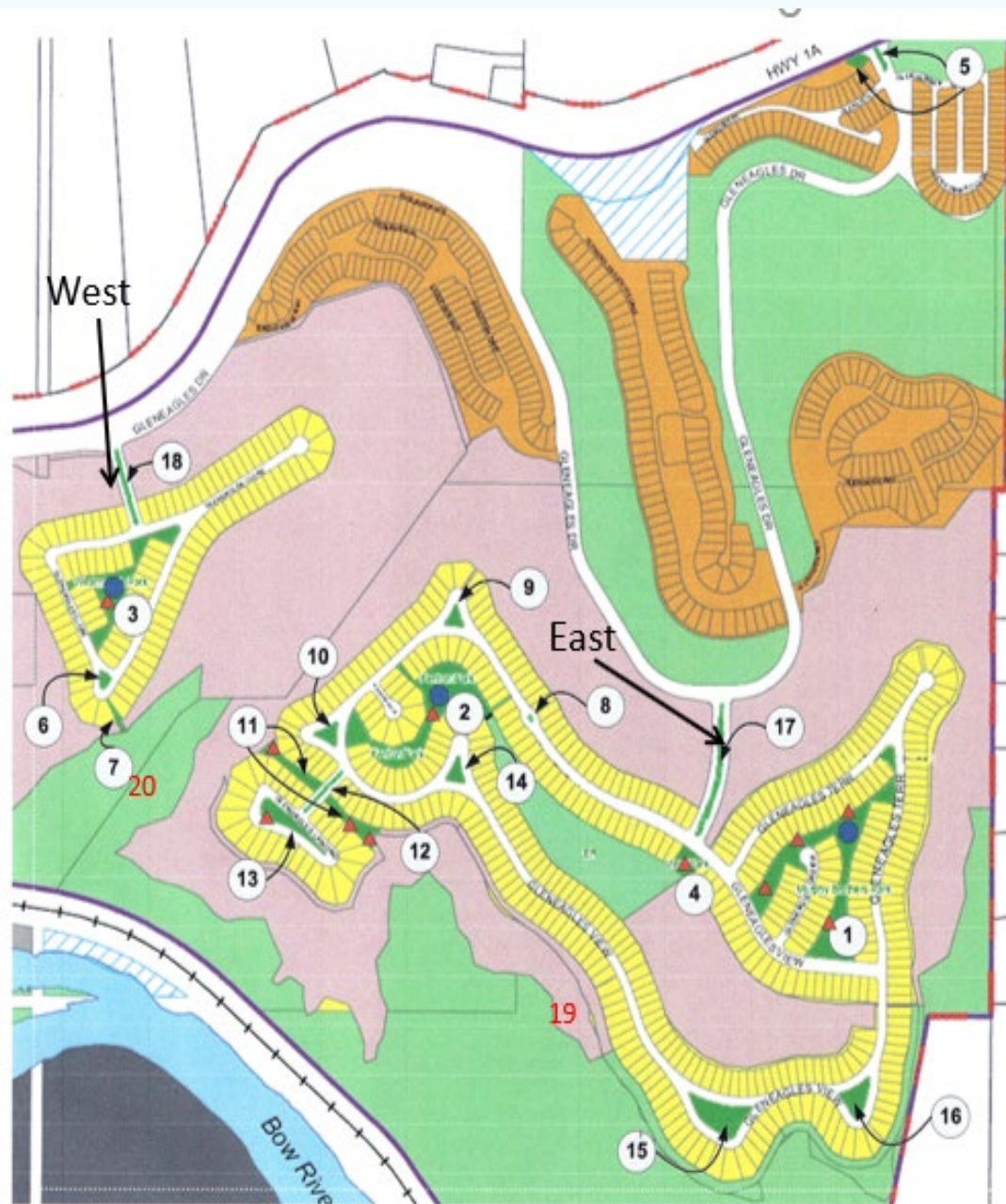
Landscaping:

Background Information (cont'd)

- There is also concern that the deterioration in landscaping standards in Gleneagles East and West could have an adverse impact on how people view our community and on our property values
- Members of the Landscaping Committee and Board met with representatives from TOC in 2020 and again in 2021 to find a satisfactory balance between services, quality, and cost
 - TOC services have been impacted by COVID and staff reductions
 - The landscaping staff has been reduced to 2000 levels, while the population of Cochrane has grown by almost 300% since then; in addition, TOC only has one irrigation expert
- GECA and TOC plan to meet to revise the agreement and include quality standards once the new Council is in place and the 2022 TOC budget is approved

Landscaping:

Map of GlenEagles





Parks

- | | |
|---|-----------------|
| 1 | Murphy Brothers |
| 2 | Fenton |
| 3 | Wearmouth |
| 4 | View |

Green Spaces

- | | |
|----|-----------------------------------------------|
| 5 | GlenEagles Signage & Entrance from Highway 1A |
| 6 | GE Close Island |
| 7 | Pathway to TOC Pathway |
| 8 | GE View Bumpout |
| 9 | GE View Island 1 |
| 10 | GE View Island 2 |
| 11 | GE Landing Green Space |
| 12 | GE Landing Blvd |
| 13 | GE Landing Island |
| 14 | GE View Island 3 |
| 15 | GE View Island 4 |
| 16 | GE View Island 5 |
| 17 | GE East Entranceway |
| 18 | GE West Entranceway |

- | | |
|---------------------------------------------------------------------------------------|---------------------|
|  | Playground |
|  | Garbage Receptacles |

- GECA is accountable for areas #5, #12, #17 and #18
- The Town is accountable for all other areas
- Areas #5 and #7 – no irrigation in place
- Area #8 – no lawn; just mulch
- Area #11 – a.k.a. ravine; intended to be natural

Drawn by: Russ Atkin
Last Updated: June 5, 2010

10/29/2021

Landscaping:

Pictures from 2020



- GECA received several complaints about the state of the landscaping in the parks and islands in GlenEagles East and West
- The Landscaping Committee conducted a walk-about and provided these pictures and comments (in blue text)

The pictures will speak for themselves!

Landscaping:

Pictures from 2020



There are lots of trees in bad shape if not dead already!

Landscaping:

Pictures from 2020



The grass is not being trimmed around utility equipment and between trees and fences.

Landscaping:

Pictures from 2020



Tree beds are not being maintained. Weeds are as high as the bushes!

Landscaping:

Recommendations

- The Landscaping Committee concluded that **the parks are in horrible condition!**
- Their recommendations included:
 - negotiating a new contract with TOC and agree on quality standards
 - selectively augmenting TOC's services where we want a higher standard than TOC provides to other communities in Cochrane
 - initiating one-time projects that benefit the community

2020 Project Upgrade:

GlenEagles Signage

Before



- GECA updated the GlenEagles signage at the Entrance from Highway 1A: removed the dead bushes; re-mulched; and added 6 planters

After



10/29/2021

2020 Project Upgrade:

Entrance to GlenEagles at Highway 1A

Before



After



- GECA updated the entrance at Highway 1A; removed the dead bushes and trees; and added a rock base
- This also helped to address a safety issue, as a large, mostly dead fir tree blocked the median, and drivers often turned the wrong way into GlenEagles

Landscaping:

Quick Glimpse at 2021

- The Board tendered the landscaping contract
 - 5 companies were approached; 3 companies provided quotes
 - The decision was made to stay with our current provider TJK
- GECA augmented TOC services by doing additional weed control
- GECA initiated a special one-time project to clear out the weeds and dead shrubs, etc. from the tree and shrub beds in the parks and islands and re-mulch these areas

Landscaping:

Considerations Going Forward; We'd Like to Hear from You

- What other one-time projects should we consider?
- What TOC services do we want to augment?
- If TOC won't irrigate the parks and green spaces, should GECA do so, and can we afford it?
 - Water costs have more than doubled; if we take back the responsibility for irrigation, we estimate that it will cost between \$25,000 to \$40,000
 - There may be an opportunity to pilot irrigating only the islands and, perhaps the View Park in 2022; actual costs could be tracked to determine whether we can afford to sustain this practice
- If we continue to have hot, dry summers, should we consider alternate landscaping options and start replacing some of the grass areas?
 - The Landscaping Committee is starting to explore options

Codyne Carson



Treasurer's Report: 2019 and 2020

10/29/2021

Treasurer's Report:

Background Information

- GECA's year end is December 31st; this report reflects the data in the Audited Financial Statements for 2019 and 2020
- GECA's annual fee income, which hasn't increased for the last 14 years, is our only source of revenue ; GECA collects \$125.00 from all 954 households in Gleneagles; we keep 119.05 and remit \$5.95 GST
- GECA's main expenses are landscaping costs, primarily in GlenEagles East and West
- The residents in all five of the GlenEagles condominium corporations maintain their own landscaping as part of their condominium fees
- In recognition of this, GECA reimburses each of the condominium corporations 60% of the GECA fees paid by their members

Treasurer's Report:

Statement of Financial Position - 2019 and 2020

	2019	2020
ASSETS:		
Cash and Term Deposits	\$ 126,846	\$ 156,680
Accounts/Interest Receivable	\$ 2,295	\$ 3,808
Tax Recoveries/Prepaid Expenses	\$ 1,153	\$ 1,381
Total Assets	\$ 130,294	\$ 161,869
LIABILITIES:		
Accounts Payable/Accrued Liabilities	\$ 3,200	\$ 3,199
Deferred Income	\$ 625	\$ 250
Total Liabilities	\$ 3,825	\$ 3,449
Total Net Assets	\$ 126,469	\$ 158,420
	\$ 130,294	\$ 161,869

Treasurer's Report:

Statement of Revenue and Expenditures – 2019 and 2020

	2019	2020
INCOME:		
Homeowner Fees	\$ 113,574	\$ 113,574
Interest and Recovered Costs	\$ 1,534	\$ 1,376
Total Income	\$ 115,108	\$ 114,950
EXPENSES:		
Administration (office and general; professional fees; and insurance)	\$ 17,971	\$ 14,392
Condo Reimbursements	\$ 26,643	\$ 26,643
Landscaping - Base expenses	\$ 27,621	\$ 28,164
Landscaping - Project Upgrades	\$ 0	\$ 13,800
Total Expense	\$ 72,235	\$ 82,999
Net Income	\$ 42,873	\$ 31,951

Treasurer's Report:

In Response to Questions You May Have

- **Why have our net assets and cash on hand increased so much since 2018?** The increase is primarily a result of:
 - Reduced landscaping costs once TOC started to maintain the parks and islands in GlenEagles East and West
 - Delayed or cancelled initiatives as a result of COVID (new web site, Events Committee, 2019 AGM)
 - Reduced cost of insurance
- **Why don't we spend all or most of our cash and term deposits?**
 - While we are not legally required to have a reserve fund, the Board believes that it is prudent to have a certain amount of cash on hand to cover the potential replacement of our fixed assets (which are restricted to the signs at the entrances from Highway 1A and to GlenEagles East and West), as well as to respond to unforeseen expenses.
 - Also, how GECA responds to some of the questions that we posed throughout this presentation will have an impact on how much cash on hand we need. For example, do we need to hire a lawyer for the Jones Estate, or to take back irrigation from TOC, or to convert some of our green space from grass to more environmentally friendly alternatives?

Treasurers Report:

In Response to Questions You May Have (cont'd)

- **What are GECA's fixed annual costs?** Fixed costs are approximately \$73,600 which include:
 - Administration Costs (office and general; professional fees; and insurance) of \$18,000
 - Condo rebates of \$26,600
 - Base landscaping costs (maintaining the signage and entrance from Highway 1A and the boulevards to GlenEagles East, West, and The Landing) of approximately \$29,000
- **How much money is available for additional landscaping and other initiatives?** Approximately \$40,000 annually
- **What additional initiatives or services should we consider?** While there are several initiatives that have been discussed, the Board is focused on ensuring that we manage demand within our current budget. **Clearly, we can't afford to do everything that we want.** The following list provides a few examples of potential options, along with estimated costs:

Treasurer's Report:

In Response to Questions You May Have (cont'd)

- Take back the maintenance of the shrub and tree beds from TOC; this would result in an ongoing cost of approximately \$10,000 to \$15,000 annually
- Irrigate the island and/or parks in GlenEagles East and West; this would result in an ongoing expense of anywhere from \$25,000 to \$40,000 initially and will increase as the cost of water increases; this could preclude us from doing anything else
- Start up the Events Committee that got curtailed due to COVID; we anticipate that this would result in an ongoing expense of approximately \$5,000 to \$10,000
- Build a new GECA web-site; this would mainly be a one-time expense of approximately \$10,000, with an ongoing annual maintenance fee of approximately \$1,000
- **What are your projections for 2021?** Although GECA initiated additional landscaping projects in 2021, we anticipate that there will be a surplus at the end of this year.

Please refer to the attached Audited Financial Statements for 2019 and 2020 for additional information

Margaret Blair



Closing Comments/Contact Information

10/29/2021

Closing Comments/Contact Information

- Thank you for taking the time to review this presentation
- While we are interested in any questions, comments or suggestions you may have, there are three key decisions that the Board will be making in the next few months, where your feedback will be particularly timely:
 1. Hiring a lawyer to represent GECA on the Jones Estate
 2. Reinstating The Events Committee
 3. Landscaping priorities for 2022
- You can contact us at president@geca.ca
 - Any questions, comments or suggestions that we receive **by the end of November 2021**, will be responded to **by the end of December 2021**
- This information will be emailed (if we have your email on file) or available on our Gleneagles Community Facebook Page: [GlenEagles Community Association Facebook Page \(https://www.facebook.com/groups/2975016869484522/files\)](https://www.facebook.com/groups/2975016869484522/files)