



GLENEAGLES ASSOCIATION AGM 2022

GlenEagles Community Association

2022 AGM

**Held at The Links of
GlenEagles on
May 31, 2023**

Margaret Blair



Welcome and Call to Order

12/21/23

Agenda

- **7:00** - Welcome and Call to Order
 - Review and Adopt Agenda
 - Approve 2021 AGM Minutes
 - Meet Your Current Board Members and Approve Election
 - **7:15** - Town of Cochrane
 - Water Loss Mitigation Program
 - Community Liaison Municipal Enforcement
 - **7:45** - Landscaping Report
 - **8:00** - Review and Approve 2022 Financial Statements
 - **8:05** - Glenbow Provincial Park
 - **8:15** - Questions/Discussions/Other Business
 - **8:30** - Meeting Adjourns
- Appetizers and Cash Bar to Follow**

Resolution 1 – Agenda

Approve the Adoption of the 2022 AGM Agenda

- Can I have a motion to approve the adoption of the 2022 AGM Agenda?
- Secunder?
- For?
- Against?

2022 AGM Minutes

Call to Order

- With the consent of the meeting, Ms. Blair assumed the Chair and Ms. Robson acted as Secretary. The meeting was called to order at 7:05 pm

Review and Adopt Agenda

- By a show of hands of those present the Agenda as provided was approved. **UPON MOTION** duly moved, seconded, and unanimously carried it was **RESOLVED THAT** the Agenda of the Annual General Meeting of October 18, 2022 be and is hereby approved.

Approve Prior Minutes

- By a show of hands of those present the prior Minutes were approved. **UPON MOTION** duly moved, seconded, and unanimously carried it was **RESOLVED THAT** the minutes from the Annual General Meeting of May 22, 2019 be and are hereby confirmed as a true and accurate record of the meeting.

Resignation and Election of Board Members

- Since distribution of the meeting notification and Proxy, Darren Golec, Vice-President, resigned and Robin Wentzel was appointed to the Board. The current Board has eight members and there were no nominations for further members.

By a show of hands of those present the Board was re-elected. **UPON MOTION** duly moved, seconded, and unanimously carried it was **RESOLVED THAT** the Board of Directors be and are hereby approved.

Town of Cochrane – Cochrane-wide data and plans related to Water Conservation

Mr. Shawn Tooth, Manager of Water and Wastewater provided information on the current comprehensive water license acquisition strategy.

- The Town is currently utilizing ~75% of the water license, with ~5 years of that left assuming similar growth to recent years.
- This figure is using a per capita raw water consumption of 290 litres per day, which is already a very healthy number and Cochrane is looking to get that consistently into the 250's in the next five years.
- Mr. Tooth drew attention to an 18% loss of real water and noted an acceptable treated water loss for a municipality is generally 10% or less.
- He also advised that water rebates are available to all Cochrane residents – details are provided at <https://www.cochrane.ca/262/Rebates>.
- There was discussion on the current leak detection exercise, and it was confirmed that any work required from the water main to the curb stop valves is the Town's responsibility.

2022 AGM Minutes

Town of Cochrane – Strategy for Parks and Pathways

- Mr. Mitch Hamm, Director of Community Services provided an overview of the strategy for parks and pathways
- Since joining the Town of Cochrane in February 2022, Mr. Hamm has been working to understand the needs of all communities which has been very challenging given the last 3 year’s staffing levels.
- A Parks Manager has been recruited in the fall of 2022, together with a new supervisor and 3 additional staff members during the year.
- The department is now working on an executable plan with an end date of January 01, 2024, which will include equipment improvements and interacting with the community to discuss levels of service within budgetary requirements.
- The plan will be based on equitable service throughout all the communities of Cochrane and Mr. Hamm suggested that the GlenEagles Community should lower its expectations. Mr. Wentzel asked that the Town not lower its standards before we have an opportunity to meet with them.
- It was noted that irrigation is not sustainable in the long term and a September 2022 assessment of the current system shows it to be in a state of disrepair.
- Questions from the floor included:
 - Is there a training program in place for summer students? Yes.
 - Follow-up on request for a new bench – has been included in budget discussions but one will be provided in 2023.
 - Why is there irrigation on the boulevards during wet weather? Mr. Wentzel is discussing this with Champagne Irrigation.
 - Is there consideration being given to making a more formal trail between Glenbow Ranch and Gleneagles. Mr. Hamm indicated that the trail system is still in the planning stages and he would be interested in feedback from GlenEagles residents. One concern that was raised at the meeting is that if a more formal trail is built, there would be unwanted traffic with people parking their cars in GlenEagles to access the park.
 - Pathway repairs – are within the Operations Department budget.
 - Road repairs – Volker Stevin will be coming to Gleneagles this year.

Landscaping Report

Ms. Robson provided background on the split of responsibilities between GECA and the Town of Cochrane and the subsequent deterioration of Gleneagles landscaping standards. She explained the RFP process put in place to remedy some of the issues and provided details of improvements made. Photographs of ‘before and after’ some of these enhancements were shown to the meeting.

Going forward, the Landscaping Committee will work with the Town of Cochrane to develop a multi-year plan to include more sustainable landscaping at lower cost.

In response to a resident’s question of why a concrete pathway had been repaired using tarmac, Mr. Tooth advised that concrete is currently very difficult to procure and this was likely a temporary fix.

Jones Estate

Ms. Blair thanked The Concerned Citizens of GlenEagles for so successfully representing our community’s interests over the past several years.

Mr. Phil Lalonde, chair of the group, provided a detailed history of this area and noted that there had been three re-zoning applications in each of 2016, 2017 and 2018. A further application was put forward and in late June 2022, Cochrane Council unanimously refused to pass the Rezoning Bylaw that would have allowed the applicant to build sixteen semi-detached homes on the Jones Estate Lands.

Since that time, discussions have been held with Builders Capital (the owner of the land) and the Town of Cochrane to find a permanent resolution for the Estate. At this point Builders Capital has a \$700,000 lien on the property and needs \$1.3 million to take care of that amount plus interest and other out-of-pocket expenses. Talks are still on-going and further updates will be provided when available.

2022 AGM Minutes

Review and Approve 2019, 2020 and 2021 Financial Statements

In the absence of the Treasurer, Ms. Blair advised the meeting that GECA is designated as a society and is governed by the Society's Act of Alberta. As such, there is a requirement to review year-end financial statements and approve these at the AGM. Since there has not been an official AGM since 2019, the above 3 year's statements were to be reviewed at this meeting and Ms. Blair provided brief details of assets, liabilities, revenue and expenses.

By a show of hands of those present the Financial Statements were approved. **UPON MOTION** duly moved, seconded and unanimously carried it was **RESOLVED THAT** the 2019, 2020, and 2021 Financial Statements be and are hereby approved.

Other Business

The following items were discussed

- Gleneagles Drive road maintenance. As noted above, Volker Stevin will be visiting the area this year.
- Bear Update. Ms. Blair will contact Fish and Wildlife and the Town in the fall of 2023.
- Yellow metal in road on Gleneagles View. Mr. Alex Reed, Cochrane Councillor, explained that these have been installed for traffic calming, following complaints from several residents about speeding vehicles in the area. In answer to a question regarding similar issues on the hill higher up the View, Mr. Reed advised that traffic enforcement will be provided.
- Snow removal by property owners into the road – suggestions included talking with the owners and following up with the Town.
- Plan for road crossings in Gleneagles, particularly at entrances and exits to the pathway system. Mr. Reed clarified that these are being planned.
- There was a question as to whether the GlenEagles Community Association annual fee should be increased since there hasn't been an increase since at least 2007. Ms. Blair advised that, while the Board discussed the possibility of a fee increase, they decided to postpone further discussions until such time as the Landscaping Committee develops an overall strategy and long-term plan and negotiates new service standards with the Town of Cochrane. As such, the fees will not increase in 2023.
- Ms. Blair introduced Mr. Paul Smolarchuk who had volunteered to represent GlenEagles at a Town of Cochrane engagement workshop on Connectivity of the Pathway System in Cochrane and a Review of the Pathway Systems in GlenEagles. He is also interested in working with the Golf Course to pilot some community events. If anyone has any interest in either of these projects, they were asked to speak to Paul after the meeting or email info@geca.ca.

There being no further business, the Chair declared the meeting terminated at 9:01 pm.

Resolution 2 – Minutes from 2022 AGM

Approve the AGM Minutes of October 18, 2022

- Can I have a motion to approve the AGM Minutes of October 18, 2022?
- Seconder?
- For?
- Against?

Meet Your Board of Directors

| Name | Position | Joined | Lives |
|----------------|--------------|--------|-------------------|
| Margaret Blair | President | 2019 | GE East |
| Codyne Carson | Treasurer | 2017 | GE East |
| Judith Robson | Secretary | 2021 | GE East |
| Joan Fortin | The Estates | 2021 | The Estates |
| Rodger Grant | Board Member | 2016 | GlenVista |
| Joanne McGrath | Board Member | 2023 | The Villas |
| Norm Peterson | Board Member | 2015 | The Villas |
| Stephen Simms | Board Member | 2015 | GlenHaven |
| Robin Wentzel | Board Member | 2022 | GE East |
| Shelley Wood | Bookkeeper | 2009 | Non-Voting Member |

Resolution 3 – Re-Election of Directors

Approve the election of the Board of Directors: Margaret Blair, Codyne Carson, Judith Robson, Joan Fortin, Rodger Grant, Joanne McGrath, Norm Peterson, Stephen Simms and Robin Wentzel

- Can I have a motion to approve the election of the Board of Directors?
- Seconder?
- For?
- Against?

Shane Hubl, Director, Operations Services

Samantha Casselton, Community Liaison Officer, Municipal Enforcement



Town of Cochrane Presentations

ToC – Director, Operations Services

cochrane
HOW THE WEST IS NOW



Shane Hubl

COCHRANE

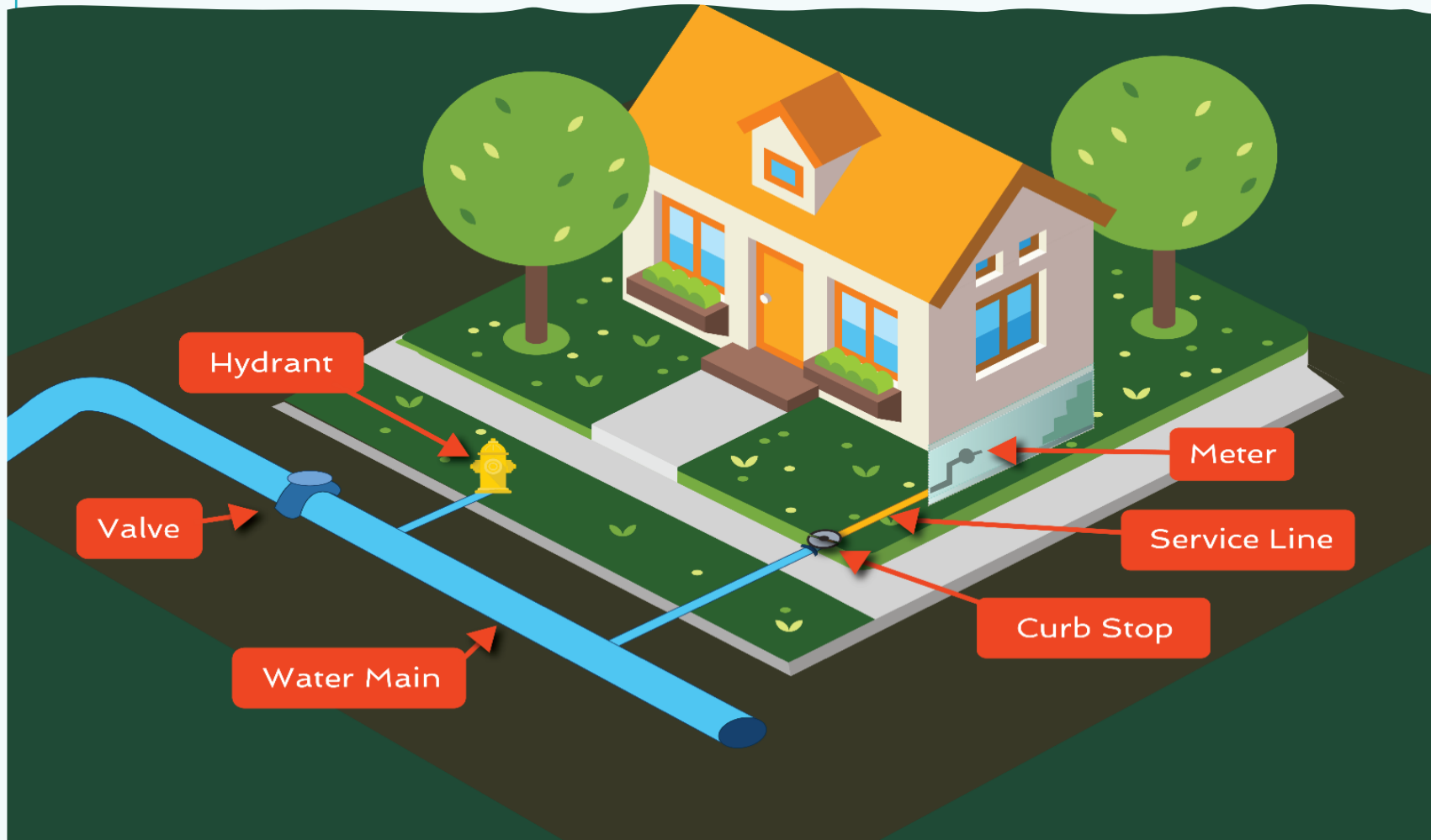
2023 Water Utility Programs

31 May, 2023



- 01** WATER DISTRIBUTION SYSTEM COMPONENTS
- 02** RECENTLY COMPLETED WATER UTILITY PROGRAMS
- 03** 2023 PLANNED WATER UTILITY PROGRAMS
- 04** DISCUSSION & QUESTIONS

Water Distribution System Components



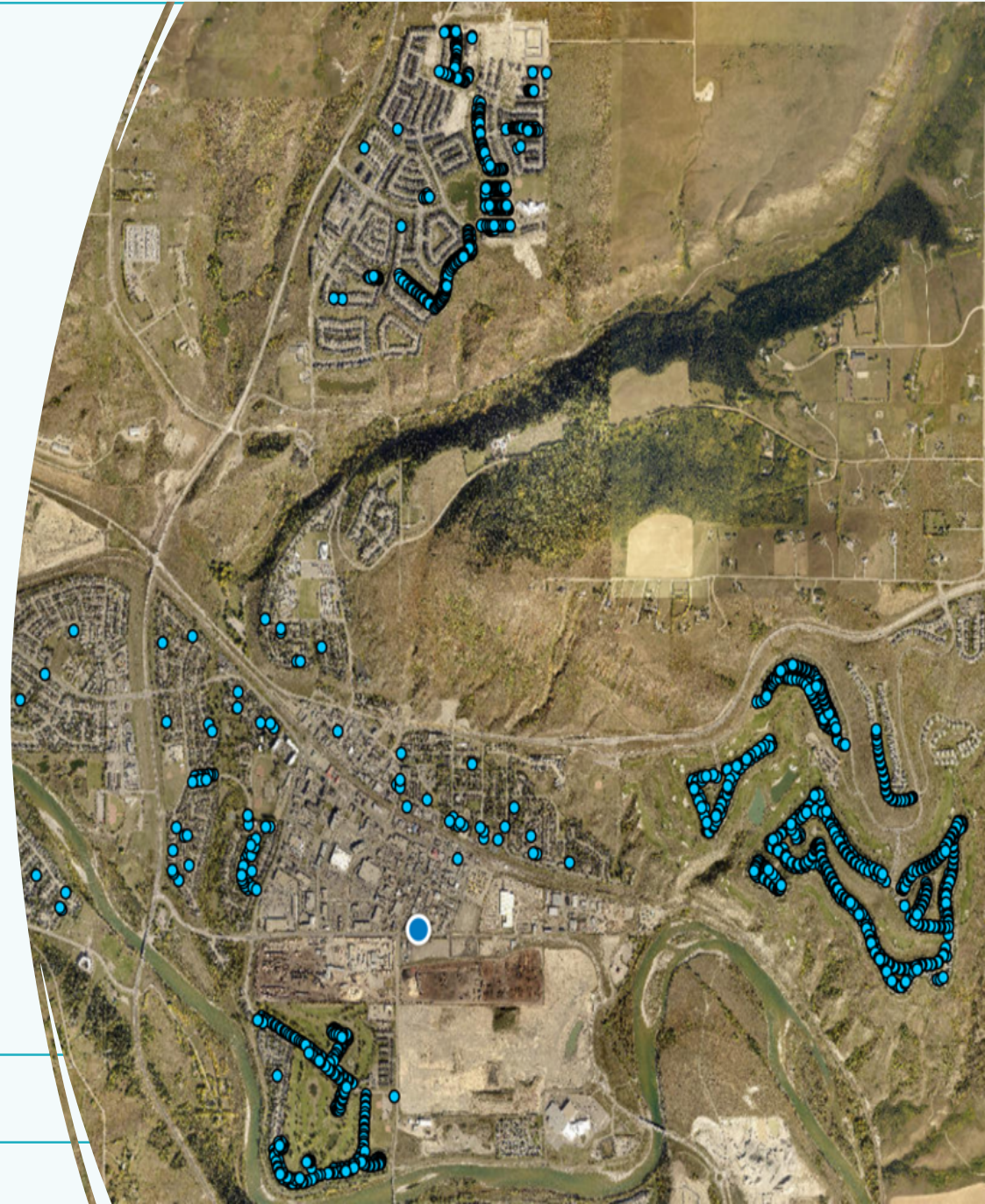
2022 Water Utility Projects

- Curb Valve Locating
- Closed Circuit TV (CCTV) Sewer Inspections
- Water Main Shut Off Valve Testing and Repairs
- Leak Detection Equipment Training



2023 Water Utility Projects

- Curb Valve Locating
- Closed Circuit TV (CCTV) Sewer Inspections
- Fire Hydrant Testing
- Water Main Shut Off Valve Testing and Repairs
- Water Loss Mitigation Program (Leak Detection)



Water Loss Mitigation Program - *Why & How*

- In 2021, Cochrane's Water Loss was 552,000 Cubic Metres (552 Million Litres), which is;
 - Equivalent to the annual water use of ~3270 homes
 - 18% of total Water Treatment Plant output.
 - Worth ~ \$773,000 invoiced or ~\$5,900,000 in water licence value*
- Prevent potential damage to adjacent infrastructure.
- Prevent unplanned service failures and repairs.



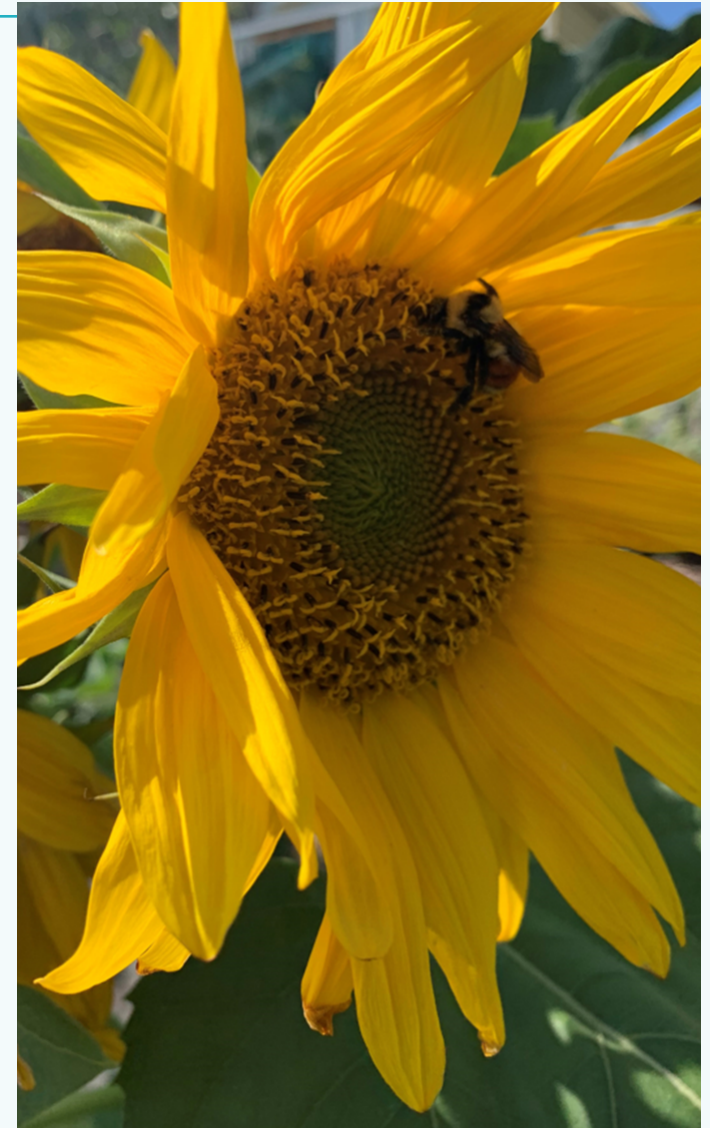
Service Line Insurance Coverage

[PRODUCTS](#)[CLAIMS](#)[PAY ONLINE](#)[FIND A BROKER](#)[CAREERS](#)[BLOG](#)[ABOUT US](#)[CONTACT US](#)[BROKER LOGIN](#)

PERSONAL PROPERTY

[Homeowners](#)[Premier Homeowners](#)[Condominium](#)[Tenant](#)[Rented Dwelling](#)[Seasonal Dwelling](#)[Home Equipment Breakdown](#)[Legal Expense](#)[Service Line Coverage](#)[Water Plus and Limited Sewer Backup](#)[Brochures](#)[Home](#) [Products](#) [Personal Property](#) [Service Line Coverage](#)

THANK YOU & QUESTIONS



ToC - Community Liaison Officer, Municipal Enforcement

cochrane
HOW THE WEST IS NOW



**Samantha
Casselton**

Landscaping Report



12/21/23

Robin Wentzel, Judith Robson, and Margaret Blair



Landscaping Report: 2022

Landscaping:

GlenEagles has 13 acres of green space

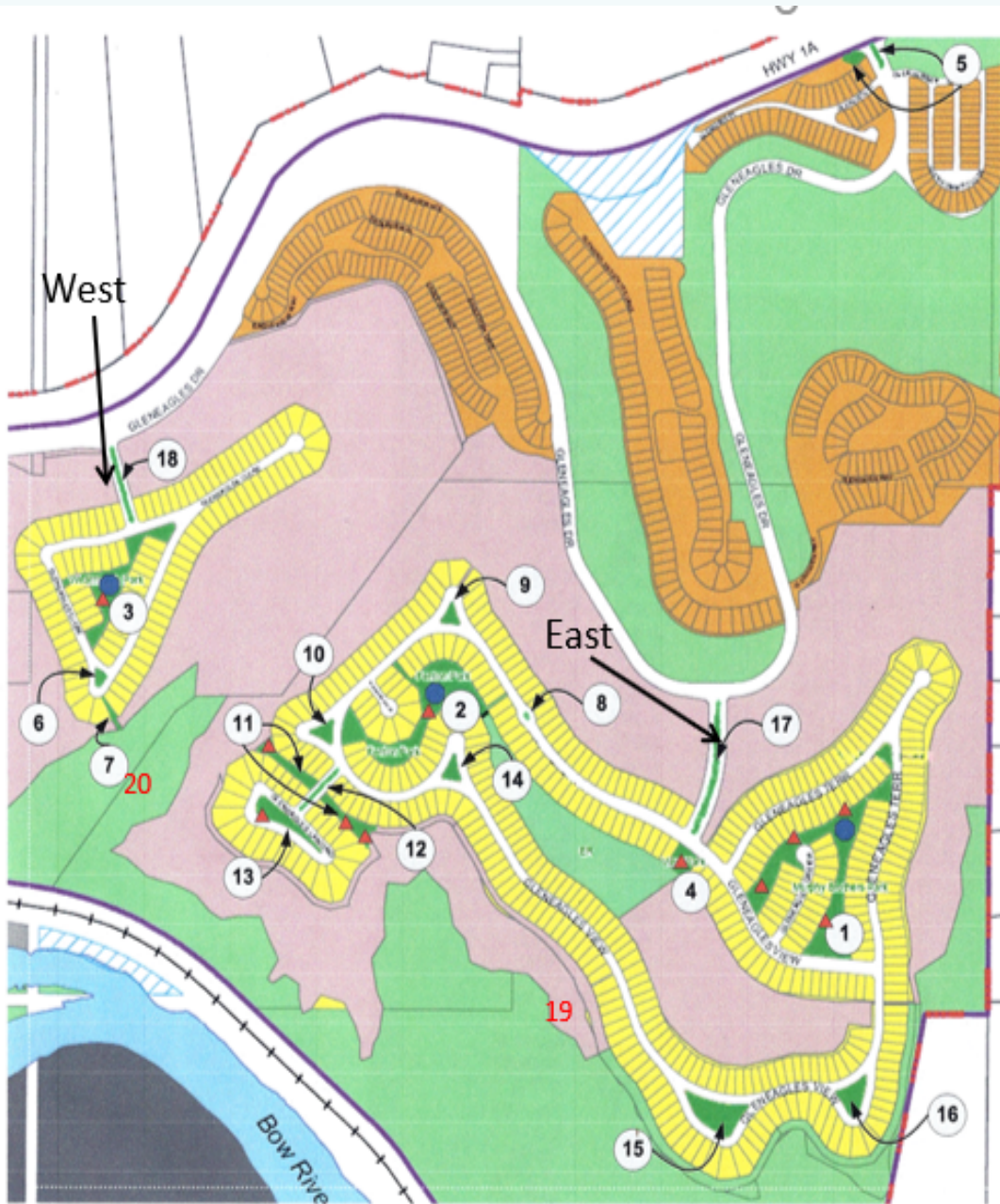
- At the time that the subdivision was built, GlenEagles maintained all of the parks and green spaces
- In return the ToC reimbursed GlenEagles \$44,000 annually
 - ToC unilaterally reduced this to \$22,000 in 2016 and totally eliminated it in 2017

Landscaping:

After the subsidy was eliminated, GlenEagles and the ToC agreed on a separation of duties

- 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
- The ToC is responsible for the parks and islands and agreed to maintain them at the same standard as other communities in Cochrane

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

Landscaping:

The landscaping areas transferred to the ToC have deteriorated significantly and complaints have escalated

- Common complaints:
 - Grass Cutting – uneven, mower too low, areas left uncut
 - Shrub and Tree Beds – tree suckers, overgrown, dead
 - Weeds – everywhere
 - Irrigation – none

Landscaping:

Town of Cochrane Commitments for 2023

- Edge existing beds, tree wells and top up mulch if required in Murphy Brothers and the View Parks
- Commit to standardizing mowing and trimming operations and train staff to meet these standards
- Repair portions of the split rail fence that fall under Parks responsibility in spring 2023

Landscaping:

GlenEagles Landscaping Commitments for 2023

- Continue to maintain the entrance and signage at Highway 1A
- Continue to maintain the boulevard entrances to GlenEagles East, West, and The Landing
- Weed the tree and shrub beds on the islands
- Edge and mulch the shrub and tree beds in GlenEagles West
- Work with ToC to relocate/add benches

Landscaping:

Moving to More Sustainable Landscaping

- Start with the boulevard entrances to ensure that they will continue to be well maintained
 - Remove dead trees and shrubs
 - Re-plant environmentally friendly shrubs and trees that have been removed either this year or in previous years

Landscaping:

Moving to More Sustainable Landscaping cont'd

- Host a community planting day originally scheduled for June 3rd at the View Park
 - Create shrub and perennial flower beds on either side of the Park
 - Square off existing shrub beds and add mulch
- Given the unseasonably dry spring and no agreement yet with the Town as to how we would water the new plants, we have decided to postpone the community planting day

STAY TUNED

Landscaping:

GlenEagles Landscaping Future Plans

- Identify sites for future transition to sustainable landscaping and develop a project plan
- Evaluate the community planting day at the View Park and incorporate any learnings into our future plans
- Obtain a quote to replace the stone path in Section 11 on your landscaping map with a continuous crushed gravel path
- Issue Requests for Proposal for GECA landscaping services for the next three years starting in 2024

Landscaping:

What to do if You Have Concerns

- **DO NOT**

- yell at the local ToC landscaping crews
- take matters into your own hands

- **INSTEAD**

- Email info@geca.ca with as much detail as possible and the Landscaping Committee will liaise with the Town

Landscaping Report



Margaret Blair



Financial Statements 2022

Financial Statement will be made available to residents upon request. Contact info@geca.ca

Resolution 4 – Financial Statements

Approve the 2022 Financial Statements for the GlenEagles Community Association

- Can I have a motion to approve the 2022 Financial Statements?
- Seconder?
- For?
- Against?

Glenbow Ranch Provincial Park - Director



**Michelle
Delorme**



**Welcome to Glenbow
Ranch Park Foundation**



GLENBOW
RANCH
PARK FOUNDATION



WHO ARE WE?



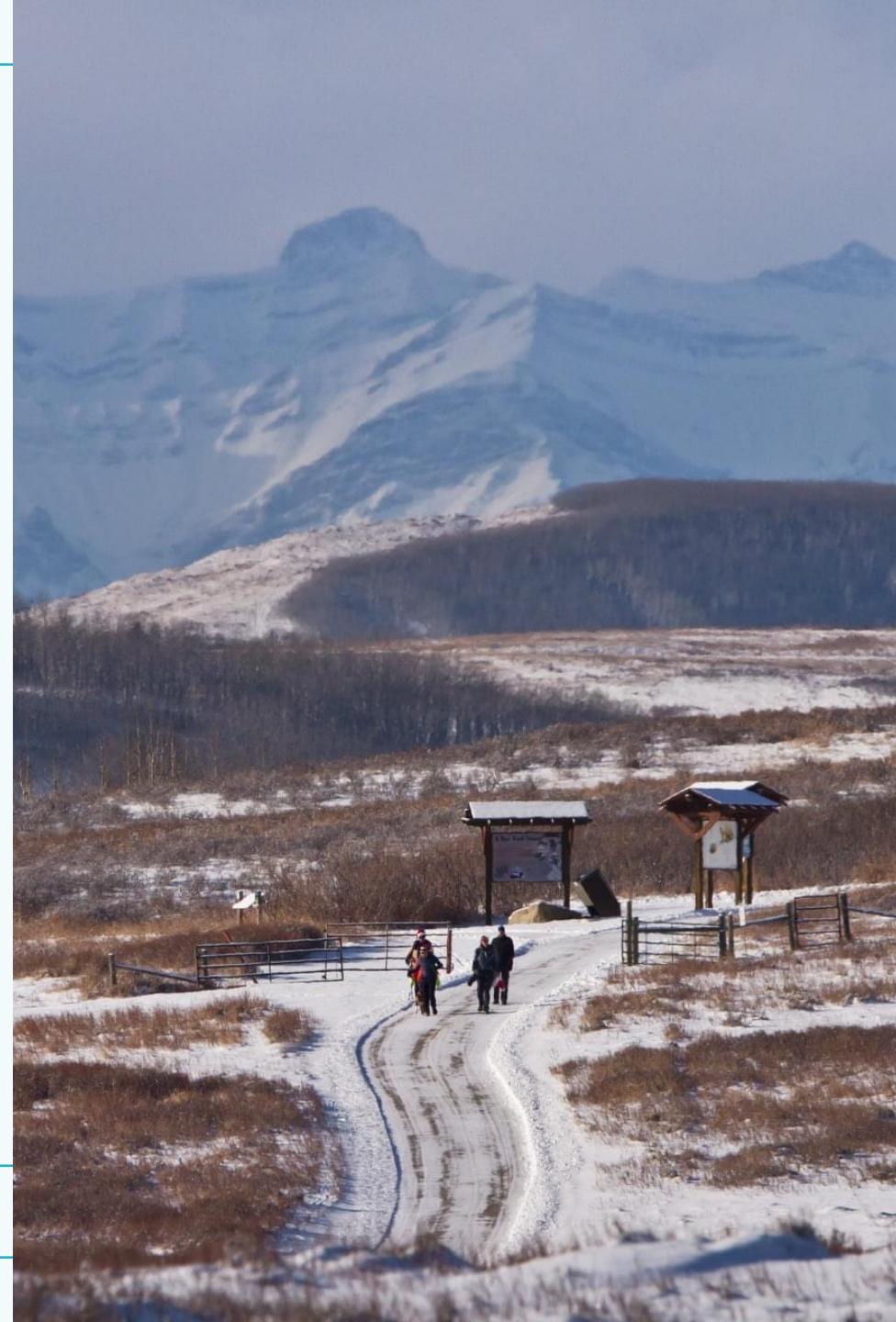
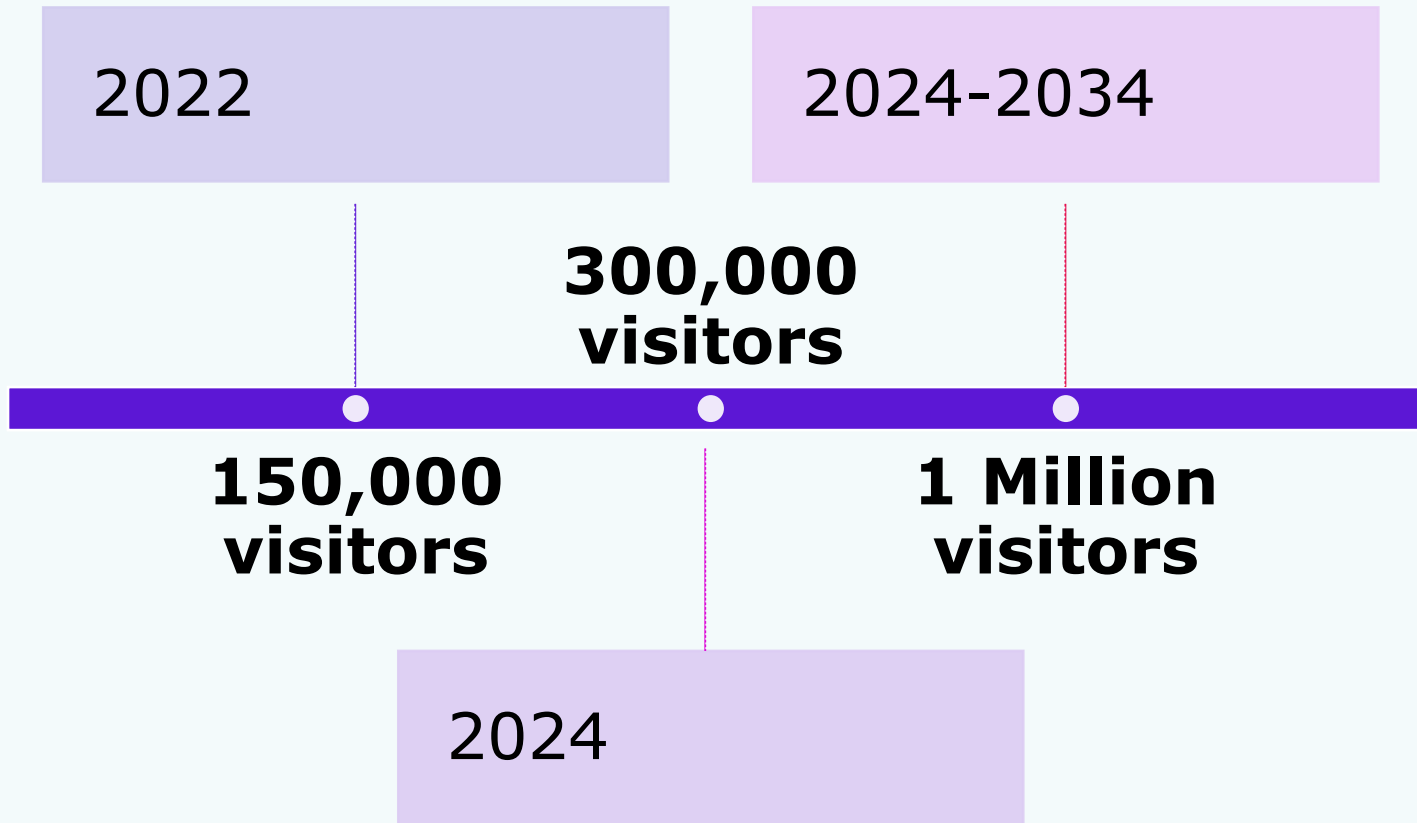


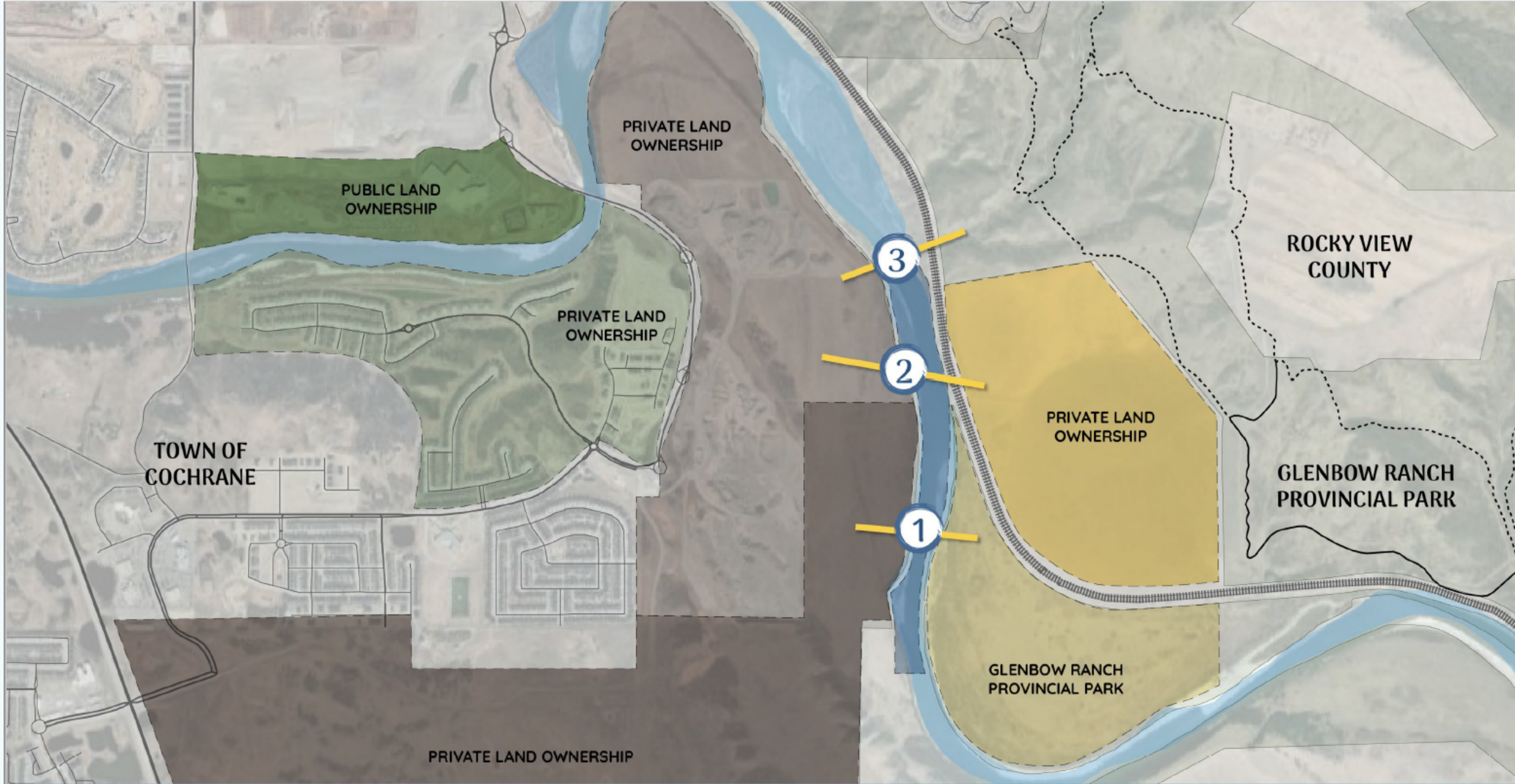


THE FUTURE OF GLENBOW RANCH PARK FOUNDATION



Visitors





PUBLIC LAND OWNERSHIP

PRIVATE LAND OWNERSHIP

PRIVATE LAND OWNERSHIP

TOWN OF COCHRANE

ROCKY VIEW COUNTY

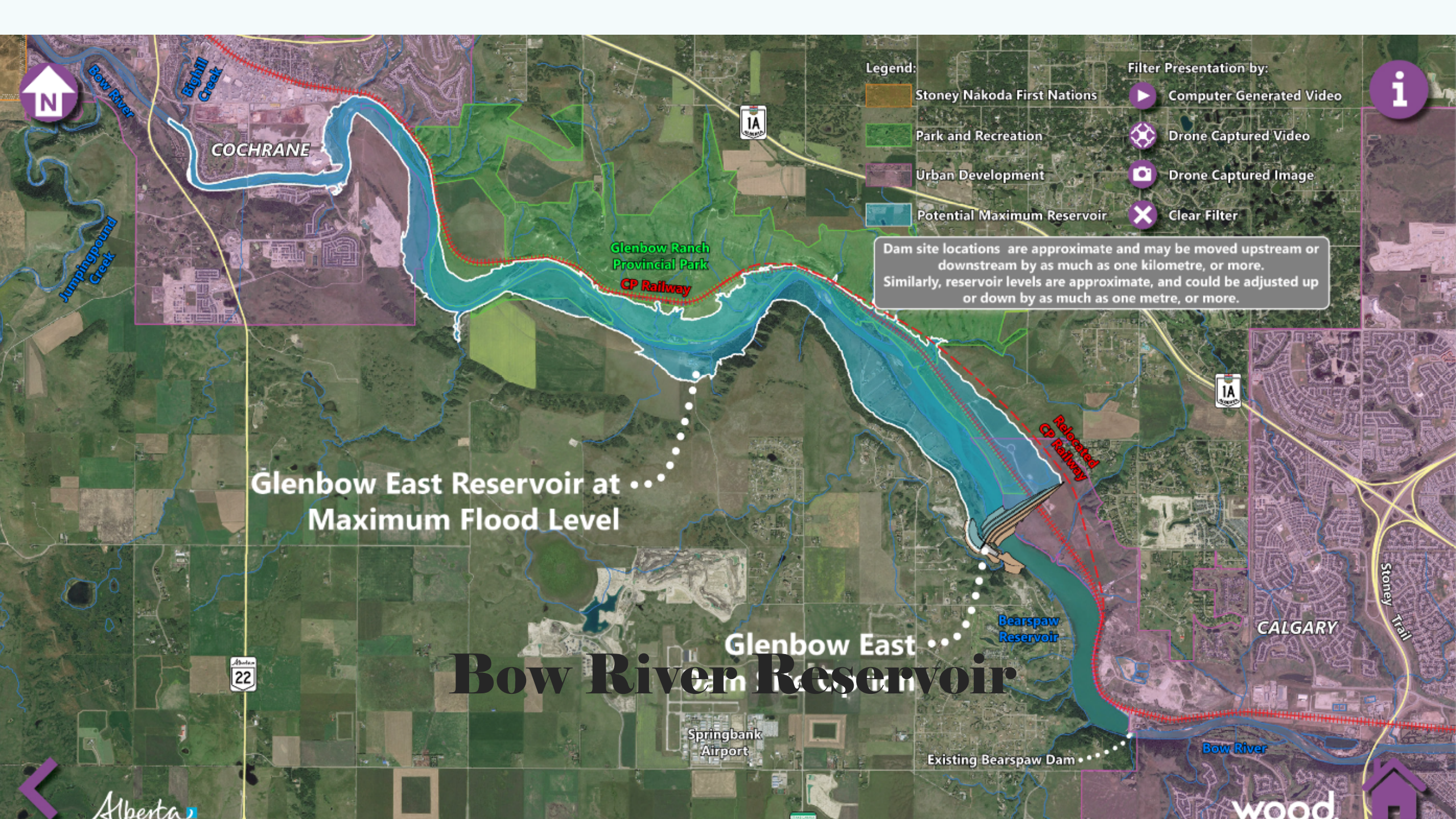
PRIVATE LAND OWNERSHIP

GLENBOW RANCH PROVINCIAL PARK

GLENBOW RANCH PROVINCIAL PARK

PRIVATE LAND OWNERSHIP

BRINGING THE TRAIL TO LIFE: Potential Bow River Bridge Locations



Legend:

- Stoney Nakoda First Nations
- Park and Recreation
- Urban Development
- Potential Maximum Reservoir

Filter Presentation by:

- Computer Generated Video
- Drone Captured Video
- Drone Captured Image
- Clear Filter

Dam site locations are approximate and may be moved upstream or downstream by as much as one kilometre, or more. Similarly, reservoir levels are approximate, and could be adjusted up or down by as much as one metre, or more.

Glenbow East Reservoir at Maximum Flood Level

Bow River Reservoir

Landscaping Report



12/21/23

Board Members



Questions/Discussion/Other Business

12/21/23

Margaret Blair



Closing Remarks

12/21/23

Resolution 5 – Adjournment

Adjourn the 2022 AGM

- Can I have a motion to adjourn the GlenEagles Community Association 2022 AGM?
- Seconder?
- For?
- Against?

Social – Please Stay and Meet Your Neighbours, the Board and Our Presenters

Appetizers will be served



Cash Bar Available

