

**Draft**

**Minutes of the Meeting of the 2022 Annual General Meeting  
of  
Gleneagles Community Association  
("GECA")**

Minutes of the 2022 Annual General Meeting of GECA, held at the Links of Gleneagles, Cochrane, Alberta on **May 31, 2023** at 7:00 pm (the "Meeting").

**Directors Present:**

Margaret Blair  
Codyne Carson  
Joan Fortin  
Rodger Grant  
Joanne McGrath  
Norm Peterson  
Judith Robson  
Stephen Simms  
Robin Wentzel

**Guests:**

Shelley Wood  
Samantha Cassleton  
Shane Hubl  
Michelle Delorme

**1. 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 7:02 pm.

**2. 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 May 31, 2023 be and is hereby approved.

**3. 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 October 18, 2022 be and are hereby confirmed as a true and accurate record of the meeting.

**4. Election of Board Members**

The current Board has nine 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.

## **5. Town of Cochrane – 2023 Water Utility Programs**

Mr. Shane Hubl, Director of Operations Services was introduced to the meeting and provided information on the following:

- Components of the water distribution system, showing areas of responsibility between the Town and the homeowner.
- Recently completed water utility programs, including curb valve location, CCTV sewer inspections, water main shut-off valve testing/repairs and leak detection equipment training.
- 2023 planned water utility programs will include further curb valve locating, CCTV sewer inspection, water main shut-off valve testing/repairs together with fire hydrant testing and leak detection via the water loss mitigation program.
- Water Loss Mitigation Program – in 2021, Cochrane’s water loss was 552,000 cubic meters which is equivalent to the annual water use of around 3,270 homes and 18% of total water treatment plant output. The water loss program will prevent potential damage to adjacent infrastructures and avert expensive unplanned service failures and repairs. Mr. Hubl stated that Gleneagles will not be included in the 2023 program and, in a later question, a resident commented that with the lack of ground stability in the Gleneagles area it would be advisable to move this forward.
- Mr. Hubl also explained that service line insurance coverage is available through several insurance companies.

In answer to a question on whether the Town meters wastewater Mr. Hubl confirmed that it does not.

A resident asked whether the condo associations were treated the same way with regard to town versus resident infrastructure and Mr. Hubl advised that arrangements varied by condo association. He and Shawn Tooth are currently reviewing the agreements and will provide the breakdown to GECA.

Mr. Hubl was asked about the irrigation in Gleneagles green spaces, and he advised that this is not under his portfolio. Ms. Blair explained that in discussions with the ToC, they have expressed a reluctance to turn irrigation on that has already been decommissioned. The Board will continue to work with the ToC to try to resolve.

A resident questioned how close the Town was to maximizing its water license. Initially Mr. Hubl suggested that we were years away and, when pressed, agreed that we were approximately 5 years away. This timeframe could change, however, depending on the success of the water mitigation and other ToC water related projects. Mr. Hubl advised that he will provide more details in the near future.

## **6. Town of Cochrane – Community Liaison Officer, Municipal Enforcement**

Ms. Samantha Casselton was introduced to the meeting and explained that she had recently moved into this community liaison position. She also commented on the meeting turnout and said that she was very impressed at the number of residents attending the AGM.

- Ms. Casselton explained that Cochrane Community Peace Officers support the needs of the community by listening, educating, informing and empowering residents to understand community bylaws, concerns and risks, reducing violations and creating a safer space for all.
- Community Peace Officers do not deal with criminal code matters like the RCMP, but they do work very closely with them to enforce Town by-laws. It was noted that the Alberta Sheriffs are now able to respond to 911 calls and that all law enforcement departments are hoping to move into the new building in Heritage Hills in the near future.
- CPOs aim to reduce violations by being visible and proactive, increasing community safety through awareness and relationship building. They deal with many areas including traffic safety, roadways, sidewalks and pathways, animal control and education.
- Identification of community needs is key to building relationships and encouraging residents to resolve issues using composure and kindness.

In response to questions from residents, Ms. Casselton will pass on the following concerns to officers: speeding on Gleneagles Drive noting the potential impact on wildlife and near misses; speeding at intersections on Gleneagles Drive, e.g., Gleneagles West and the Villas; speeding and noise from motorcycles on Gleneagles Drive.

## **7. Landscaping Report**

Mr. Robin Wentzel provided a brief review of past issues and the move towards sustainable landscaping, including working with the Town on contentious irrigation issues. The ToC is reluctant to turn on decommissioned irrigation systems and, instead, recommends hiring watering trucks. The Board does not agree with the ToC's position and will work with the Park and Open Spaces Manager to resolve prior to moving forward with the transition to more sustainable landscaping. The scheduled planting day on June 3<sup>rd</sup> has been postponed due to the early dry season and the ongoing water issues. Mr. Wentzel will follow up with Mr. Hubl on water access.

In 2023 the ToC has agreed to conduct training sessions for landscaping staff; repair wooden fencing in areas believed to be the Toc's responsibility; provide mulch for some areas; and although they have committed to removing dead/overgrown shrubs, starting with Murphy Bros Park this year, replacement plans need to be resolved prior to the commencement of any work.

In 2023, GECA will continue to maintain the signage and entrance at Highway 1A, as well as the boulevard entrances to Gleneagles East, West and the Landing. Special projects will include upgrading the boulevards, where we have access to irrigation, by planting more sustainable shrubs and trees either to replace those that are dead or where there are gaps; edging and mulching Warmouth Park and the islands in Gleneagles West; and weeding the shrub and tree beds in Gleneagles East. GECA will also obtain quotes for a possible crushed gravel path for area 11 on the Gleneagles landscaping map for possible construction in 2024.

Both Mr. Wentzel and Ms. Blair asked that if residents have any landscaping issues to please pass them on to GECA ([info@geca.ca](mailto:info@geca.ca)) rather than taking matters into their own hands and requested that no one yells at the ToC landscaping crews.

In response to a resident's question regarding pathways in Cochrane, Ms. Blair advised that she had attended one meeting in the last year and safety issues for pedestrians and cyclists, e.g., at the eastern intersection from Gleneagles Drive to the 1A, had been raised. There was also a comment about the deterioration of the pathway by the golf course reservoir. Ms. Blair will follow up with the Town on both these issues.

## **8. Financial Statements**

Ms. Codyne Carson presented the 2022 Year End Financial Statements and in response to a question regarding bench sponsorship, Ms. Blair confirmed that the bench is located in the Glenbow Ranch Provincial Park. Following a request for a copy of the financial slides from the presentation and the full 2022 statements, Ms. Blair asked residents to contact herself or Ms. Carson who would provide these. Asked about the delinquency rate on 2022 fees, Ms. Blair confirmed that GECA had zero delinquencies and thanked Ms. Shelley Wood for her diligence in following up to ensure full recovery.

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 2022 Financial Statements be and are hereby approved.

## **9. Glenbow Ranch Provincial Park**

Ms. Michelle Delorme, Executive Director of the Glenbow Ranch Provincial Park was introduced to the meeting. She advised that the Park Foundation is a registered charity whose revenues come from donations, program revenue and grants. There is a small team of four staff and approximately 50 committed volunteers who support all areas of the foundation.

Public programming includes birding/history/photography/Nordic/walking and biking tours. Education programming includes 5,000 youth annually through the park, field study opportunities and summer day camps. The conservation program continues to be innovative in vegetation/invasive species management which in 2022 supported the Blue Bird Box/Pollinator and a Weevil program and in 2023 there will be a restoration project for Sprague's Pipit.

Haskayne Park to the west is set to open in 2023 and a pedestrian bridge connecting Glenbow Ranch Park to Cochrane will be developed in future years with three potential sites. Park annual attendance is projected to increase significantly. When residents raised concerns about the increased volumes, Ms. Delorme indicated that they plan to increase the number of entrances and parking locations, which should mitigate any impacts.

Ms. Delorme indicated that if an East End Reservoir is approved and built, this has the potential to flood +/-7 km of CPR tracks, as well as the Haskayne Legacy Park development and multiple residential and development properties. In answer to a question, she explained the reason for the dam is flood prevention and that two other options are Ghost Dam and Morley. Residents asked if the Park planned to raise a petition against building the East End Reservoir on their land. Ms. Delorme said that she was currently assessing this option and will provide information to GECA to update residents as more information becomes available.

#### **10. Other Business**

A resident commented on a previously planned path to the Park from Gleneagles and was concerned that the current path could be closed. Georg Paffrath, Board Director of the Park confirmed no discussion had been held and that this would not occur. There may also be an opportunity to upgrade the path to make it safer for e-bikes, etc. as part of the Park's ongoing review of the pathway system and the types of surfaces required.

The same resident asked if there had been any discussion since the last AGM relating to events with the golf club. Ms. Blair confirmed there hadn't been and suggested the resident speak to her at the end of the meeting. He also asked about the relocation of benches within the Gleneagles walkways and Ms. Blair confirmed this had been discussed with Trish Kluane, the Town Manager of Parks and Open Spaces.

There being no further business, the Chair declared the meeting terminated at 8:31 pm.

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Chairman

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Secretary