

Draft

**Minutes of the Meeting of the 2024 Annual General Meeting
of
Gleneagles Community Association
("GECA")**

Minutes of the 2024 Annual General Meeting of GECA, held at the Links of Gleneagles, Cochrane, Alberta on **May 27, 2025** at 7:00 pm (the "Meeting").

Directors:

Margaret Blair
Ian Anderson
Dennis Fundytus
Gary Kooistra
Claudette Lachance
Jeff Paulson
Judith Robson
Robin Wentzel

Emeritus:

Rodger Grant

Guests/Speakers:

Shelley Wood
Mayor Jeff Genung
Paul Trotter
Kim Brennais
Renata MacQueen

Absent:

Codyne Carson

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 7:00 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 27, 2025 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 May 15, 2024 be and are hereby confirmed as a true and accurate record of the meeting.

4. Election of Board Members

The current Board consists of nine (9) members, including Mr. Dennis Fundytus, who replaced Ms. Joanne McGrath.

A motion was presented to approve the eight (8) returning Board members plus Mr. Fundytus.

As required by the Societies Act (Alberta), the Chair called three (3) times for nominations from the floor. On the third call, Ms. Jennifer Gagnon nominated herself for a position on the Board.

While a vote by show of hands was initially proposed, several attendees requested the opportunity to review candidate profiles prior to voting. Following discussion, it was agreed that all candidates would prepare a short profile to be circulated by email and that voting would occur electronically, preferably by June 16, 2025.

Note: Following the Meeting, it was determined that email voting by members was not permitted under GECA's Bylaws. As a result, a Special General Meeting was held in September 2025 to vote on the composition of the Board.

5. Financial Statements

In the absence of the Treasurer, Ms. Carson, Ms. Blair presented the 2024 Year-End Financial Statements.

GECA's assets consist entirely of cash and investments and decreased by approximately \$22,300 during the year. Liabilities were slightly lower than the previous year.

Landscaping, GECA's largest expense, increased by approximately \$38,500. Ms. Blair noted that since condominium corporations pay for their own landscaping costs, GECA reimburses 60% of the GECA fees collected. Administrative costs increased by approximately \$6,400, primarily due to the one-time cost of developing a new website and increases in postage, AGM, and fee-collection 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 2024 Financial Statements be and are hereby approved.

6. Landscaping Report

Ms. Blair presented the Landscaping Report, noting that landscaping historically accounts for approximately 65% of GECA's expenditures and has increased to 80% as GECA implements transition plans under the five-year Landscaping Strategy introduced in 2024.

Consideration is also being given to climate change impacts and the Town's position that irrigation of parks and greenspaces is not permitted. GECA's objectives are to reduce reliance on water and ongoing maintenance costs while enhancing natural habitat through the use of native plants, shrubs, trees, stone features, and clover ground cover.

Higher maintenance and watering requirements during the first three years of implementation limit the pace of transition; however, maintaining GlenEagles' reputation as Cochrane's premier community remains a priority.

Ms. Blair presented maps illustrating projects completed in 2024, including maintenance of the Highway 1A entrance, three boulevard entrances, View Park, Wearmouth Park, and all but two (2) islands in Gleneagles East and West. The Town

paved the west-side pathway linking Gleneagles East and West and removed dead and overgrown vegetation from The Landing Island.

Planned 2025 special projects include The Landing Island (in conjunction with the Town), the View Park, and Murphy Brothers Park. The Town will construct a new playground in Wearmouth Park, repair slumpage near the ball diamond on Gleneagles Drive, rebuild pathways in 2026, replace the stepping-stone path near Landing Boulevard, repair the east golf course gully path through grant funding, and continue weed maintenance on a bi-weekly cycle.

7. Mayor Genung – Town Updates and Q&A

Ms. Blair introduced Mayor Jeff Genung, who delivered a 2025 State of Cochrane update, including housing sales and starts, average home assessments, business license activity, and projected population growth, noting that Cochrane could reach 85,000 residents by 2050.

The Mayor reviewed the Town's 10-year Capital Plan, consisting of:

- Essential Expenditures: \$487,189,260
- Required Expenditures: \$252,334,857
- Discretionary Expenditures: \$72,889,311

He explained off-site levies and water hookup fees that support future infrastructure without direct taxpayer burden.

Updates were also provided on the Highway 1A improvements, James Walker Trail construction, Glenbow infrastructure project, COLT transit usage, the Interchange Project, and a proposed partnership involving the Town, Rocky View County, and YMCA Calgary. A Public Hearing is scheduled for June 11, 2025.

In response to questions, the Mayor acknowledged the need for additional arena seating and confirmed that while boundary expansion is not currently planned, several areas are already pre-approved. He noted that Greystone is the only development approved by the current Council to date.

8. Ready-Mix Concrete Plant

Mr. Kim Brennais, representing the Concerned Citizens of Cochrane, presented on the proposed concrete batch plant.

Key points included:

- Heidelberg has applied for a permanent development permit
- The water licence extends to 2046
- No defined expiry for plant operations
- Uncertainty regarding post-aggregate land use

The Cochrane pit comprises approximately 70% sand and 30% gravel. Estimated remaining materials and values were presented, with total gross value estimated at \$110 million and potential net profit of approximately \$33 million.

The land, owned by John Robinson, lies within Town boundaries and is designated for future residential development, with estimated residential land value of \$75 million.

Mr. Brennais emphasized quality-of-life considerations and questioned the long-term appropriateness of industrial use within Town limits. The group encouraged residents to engage in the development process, report impacts, support advocacy efforts, and participate in appeals if necessary.

9. Cochrane Health Services

Mr. Dennis Fundytus, Vice Chair of the Cochrane & Area Health Foundation, provided an overview of Alberta's healthcare system restructuring and the Foundation's key goals:

- To enhance access to local health services by supporting urgent and primary care, and by funding essential medical equipment and facility improvements.
- To equip local healthcare providers with the resources and tools needed to deliver high-quality, efficient care, while advancing community wellness initiatives that promote physical and mental health, prevention, and equity across all populations and age groups.
- To advocate for sustainable, long-term health system improvements that respond to Cochrane's growing needs and strengthen community engagement in advancing local healthcare outcomes.

He advised that the Foundation is currently fundraising \$700,000 for an X-ray machine for the Cochrane Urgent Care Centre.

10. Radon 101 – An Introduction

Ms. Blair introduced Renata MacQueen, a Gleneagles resident, who provided an introductory overview of radon, a naturally occurring radioactive gas that is odorless, colourless, and tasteless, making it impossible to detect without testing.

Radon is produced through the natural radioactive decay of uranium found in soil, rock, and water. As uranium breaks down, it releases radon gas, which can move through the ground and enter buildings through cracks in foundations, gaps around pipes, floor drains, sump pits, and other openings. Once inside a home, radon can accumulate to elevated levels, particularly in lower levels such as basements.

Radon levels are measured in Becquerels per cubic metre (Bq/m³). A Becquerel represents one radioactive decay per second. For example, a radon level of 200 Bq/m³ means that 200 radioactive particles are decaying every second in each cubic metre of indoor air. Health Canada recommends that action be taken to reduce radon levels when long-term testing shows concentrations at or above 200 Bq/m³.

Ms. MacQueen explained that Alberta is classified as a high-radon-potential area due to its underlying geology, and that elevated radon levels have been found in homes across the province, including in newer, well-sealed houses. Radon is identified by Health Canada as a Group 1 carcinogen, and prolonged exposure is the second

leading cause of lung cancer after smoking, and the leading cause among non-smokers.

Residents were advised that radon testing is simple and affordable, but accuracy depends on using an appropriate long-term testing device and following proper testing protocols. Health Canada recommends testing over a minimum of three months, ideally during the heating season, and placing the detector on the lowest lived-in level of the home.

If elevated radon levels are detected, effective mitigation solutions are available. The most common approach involves installing a radon reduction system that vents radon gas safely from beneath the foundation to the outdoors. Ms. MacQueen emphasized that radon mitigation is a well-established, reliable process and can significantly reduce indoor radon levels when installed correctly.

Residents were encouraged to consider testing their homes, particularly if they have not previously done so, and to seek guidance from reputable sources and certified radon professionals.

11. Other Business

Due to time constraints, Ms. Blair briefly acknowledged Mr. Michael Strangeland (Bike Cochrane representative for Gleneagles) and Mr. Dan Cunin, a municipal election candidate, both of whom were available for discussion following the Meeting.

A resident inquiry regarding the pathway to the Provincial Park was noted for follow-up.

There being no further business, the Chair declared the meeting terminated at 8:45 pm.

Chairman

Secretary