



KINGSLAND
COMMUNITY ASSOCIATION

Kingsland Community Association Annual General Meeting

Oct 28, 2022

FINAL Minutes - To be Approved Oct 23, 2023

1. Confirmation of Quorum and Declaration of Meeting

Quorum: 15 people, yes. (Increased to 16 at 7:38PM)

I, Charlotte Quickel, hereby declare this 2022 Annual General Meeting of the Kingsland Community Association to be convened and constituted to conduct business at 7:15 pm.

2. Land Acknowledgement

3. Review of Agenda and Overview of Meeting Guidelines

4. Current Board Introductions

- President – Charlotte Quickel
- Vice-President – Vacant
- Treasurer – Jessica Pickel
- Secretary – Ben Montgomery
- Past President – Amy Mireault
- Communications Director – Kaitlin Quickel
- Social Director – Vacant
- Lifecycle Director & Hall Maintenance Coordinator– Christine Dombroski
- Membership Director – Terry Casey
- Trico Partnership Liaison and Open Director – Ben Ethier
- Safety and Crime Prevention lead – Jeannine Konrad
- Open Director – Chris Maybroda

5. Approval of 2021 AGM Minutes

Motion: I, Dorrit Smith make the motion that the minutes of last year's Annual General Meeting dated



Thursday, October 28, 2021 (to be edited to have the correct year) be approved as distributed.

Second: Collin Smith

Motion carried? Yes

6. President's Report

6.1. Membership Numbers

6.1.1. 117 active memberships this year

6.2. Hall Rentals

6.2.1. Increase in hall rentals this year, so nice to see them picking back up.

6.2.2. Good feedback from renters on the new online booking system and the hall upgrades

6.3. Networking with Community Partners

6.3.1. Connected with several partners with the goal of promoting our activities and theirs, learning from each other's successes and challenges, etc.

6.4. Youth Volunteer Award

6.4.1. Three Kingsland youth got this award for this fiscal year. Thank you to them for their efforts and hours.

6.4.1.1. Clare Bergman

6.4.1.2. Hanna Cavalaro

6.4.1.3. Marco Cossack

6.5. Crime Prevention & Safety Update

6.5.1. B&E unit at CPS

6.5.2. Crime and safety stats are available on the website along with safety blogs.

6.6. Events & Activities

6.6.1. Overview of events in the last year including:

6.6.1.1. Adopt-a-Family in December, thank you to Christine who headed that up, rounded up some youth volunteers to help out. We helped 3 Kingsland families and 1 last minute emergency intake through CUPS



- 6.6.1.2.** Two plant fundraisers – Spring and Christmas → we will probably not run the winter one again since turnout was not great. We encourage anyone who is interested in purchasing holiday plants to check out the Kingsland Community Preschool, who usually runs a fundraiser as well.
- 6.6.1.3.** Community cleanup day was a hit. We also ran a Community Day BBQ on the same day, nice little fundraiser sponsored by Trico LivingWELL. Thank you to them!
- 6.6.1.4.** Broxburn veggie truck just wrapped up this week. Thank you to them for coming out to the community again this year. They are a great support of the community and donate back a portion of their profits to us. Thank you Broxburn!
- 6.6.1.5.** Mini GlobalFest with Trico LivingWELL over the summer. Thank you to all of our local businesses that were able to donate to our local business giveaway basket.
- 6.6.1.6.** Parade of garage sales. Thank you to Jeannine for organizing. Sales were well attended and we hope to see that grow next year
- 6.6.1.7.** Flower pot painting party sponsored by the Calgary foundation's stepping stones grant
- 6.6.1.8.** Community Beer Tasting with Bitter Sisters had lots of participants, this year we got to do it in person. Had appetizers and beverages and it was fun.
- 6.6.1.9.** Crime Prevention and Safety evenings have happened, there's another one coming up in November on Opiate Awareness & Naloxone Training

6.6.2. Upcoming Events

- 6.6.2.1.** Casino is happening tonight.
- 6.6.2.2.** Christmas event coming up in December, details to be determined.
- 6.6.2.3.** Also neighbourhood grants through our Community Social Workers are available for resident-lead projects. Up to \$1,000 per project is available and KCA would be happy to help with any project planning

Question from the floor:

How did the board game night go? Poorly. Not a lot of attendees. Also feedback on parade of garage



sales, would be good for salers to have a copy of the maps so they could give them to others

6.7. Approval of President's Report

Motion: I, Mary Cook, motion to approve the President's Report.

Second: Sue Barnfield

Motion carried? Yes

7. Treasurer's Report

7.1. Current Financial Report

7.1.1. General Account: 104,869.85

7.1.2. Casino 7,763.47

7.1.3. GIC 89,998.73

7.2. Audited Financial Statement

7.2.1. Drawing attention to the following components of the report

7.2.1.1. Assets, some of our long-term investments have become short-term and will be able to be redeemed in 2023 (~\$60,000 is now showing up in short term, and we also cashed one last year)

7.2.1.2. Capital improvements have decreased our assets.

7.2.1.3. Some liabilities are associated with us accepting cash with a rental that hasn't happened yet

7.2.1.4. Rental rates are recovering, we've already doubled what we made from last year

7.2.1.5. In the grants section, we received significant amounts due to our capital improvement projects

7.2.1.6. Membership dollars are up this year, again, nearly doubled

7.2.1.7. Expenses were relatively consistent, with expenses related to utilities being the most increased item compared to last year.

7.2.1.8. Some of our GICs were used to support capital improvements and we have a couple coming available for withdraw next year, so the board will be deciding whether to re-invest of



cash those

7.2.1.9. CFEP grant for engineering, CCG grant was used to pay costs associated with hall upgrades, City of Calgary continued their covid relief fund, so we continued to receive that one

Questions

Have we noticed an increase in our quarterly casino funds?

We actually only get these as a lump sum once we have a casino, but we receive payments on a quarterly basis. Audited financials only show those funds once we have spent that money.

Motion: I, Sue Barnfield, motion to accept the audited financial statements for 2022.

Second: Terry Casey

Motion carried? Yes.

Motion: I, Jessica Pickel, motion to use the FCC auditor for 2022/2023.

Second: Terry Lee Squire

Motion carried? Yes.

7.3. 2022-2023 Budget

7.3.1. Points highlighted.

7.3.1.1. Assuming about a 5% increase for expenses overall and assuming hall rentals will be up

7.3.1.2. We've made an assumption on the value of government grants, which is based on Christine's work finding grants that will be applicable to our capital expenditures.

7.3.1.3. City Covid relief is for funds we have already received in this fiscal year already

7.3.1.4. We're hoping to see some of our utility costs come down this year, new relationship with Shaw on phone/internet and solar installation

7.3.1.5. Equipment costs are for new snowbrush for the rink and projector and screen for the hall

7.3.1.6. Our investments in the hall will leave us in a deficit, but we're thinking with hall rentals and GIC maturity, this will be a manageable deficit

Question: Interest this year, are we not expecting a higher interest rate based on the state of our



GICs?

We think we will have less interest. Good idea to check those interest calculations on the GIC (Randy's comment, Jess to provide more information)

Question: Concern about whether we are on contract or regulated rate? We can expect the cost for natural gas will be more expensive.

Not sure necessarily on that, but Jessica will look into that. We've made the assumption that the solar install will decrease our utilities usage cost so this may balance itself out a bit.

Motion: I, Jessica Pickel, motion to approve the budget for 2022/2023.

Second: Terry Casey

Motion carried? Yes.

8. Planning Director's Report

8.1. Thank you to the planning committee members this year. Tough job and often thankless but we appreciate you.

8.2. 75th avenue and elbow drive → application for a commercial unit mid-block for an ocular clinic. The developer will host an open house, so encouraging you to come out and ask questions and give us feedback on this.

8.3. Redesignation south of shoppers was applied for rezoning of a residential lot to allow for 4 floor units. Committee has mentioned it doesn't agree with our community plan.

8.4. Recently received a permit for 69th avenue, Jim Lee site, are now applying for 2 buildings with 4-units each. That complies with the land use bylaws so we cannot fight it.

8.5. Received an application near Tim Horton's for a multi-unit.

8.6. Near the Esso there was an application to put in a third-party advertising board in. Committee opposed that since it was a high use intersection and danger to pedestrians. Waiting on decision from the city

8.7. Quest School application to take over Kingsland School site, our planning committee supported that, and they have been accepted to use the site. They bring in a \$5 million renovation budget.



8.8. Monarch Retirement behind Shoppers. City cannot force the developer to get building, but has focused on cleanup (opening up the sidewalk, moving the Atco trailer, etc.)

8.9. Local area plan committee, plan is being written which affects all of Kingsland and will somewhat override our community plan. Some planning committee members sit on that committee. They will get to see the plan in December.

8.10. Chinook Park school has been identified as one for closure, and the planning committee is also fighting that one as well since we think the census numbers are short of what we're actually seeing, especially with all of the developments

Question: What is being built behind Jack Carter?

A 5-6 story, multi-family unit, likely rentals/condos

Question: What is happening behind the Kingsland School?

5-story multi-family, this will be luxury apartments. No timeline for completion.

Question: Any concern about the city wanting to "optimize"/sell off greenspace?

Yes, Kingsland is actually below our greenspace minimum so we're reminding the city of this and the planning committee will do it's best to continue protecting greenspace as developments continue

9. Communications Report

9.1. Website

9.1.1. New website was launched April 5, 2022. We've heard lots of good impressions so far and that people are happy with the functionality of the website. The site is maintained by one volunteer (Kaitlin) with content creation help from a small committee. Always looking for extra helpers there, so if you know anyone who would be interested in helping, send them our way.

9.2. E-Newsletter

9.2.1. First issue launched in September, gives us some added flexibility to advertise ad hoc items that were not ready for the Kingsland Post deadline, which is one month prior to the month of publish and the Post arrives usually mid-month.

9.2.2. If you want to sign up for the e-newsletter, you can find a button at the bottom of the website.



9.3. Social Media

9.3.1. Growth! Our community Facebook group has grown to almost 500 members. Seems to be going well, we're having some spam posts as we grow (air duct cleaning ads but we block those posters as soon as we're able). Nearly 550 followers on Instagram, so that's encouraging!

Comment: Received some feedback that the board is difficult to contact and that communications are not sufficient for certain residents (feel that there is too much reliance on online communications) and there is interest in a door-to-door flyer.

Response: We communicate via several avenues including website, social media, email newsletters, door-to-door Kingsland Post, and bold board on 75th avenue. Our challenge with the Kingsland Post is content is required 30 days before the publish date, so when things.

Comment: Not receiving acknowledgement of cheques or cash paid for memberships and not receiving a membership number.

10. Lifecycle & Hall Maintenance Report

10.1. We'll be enclosing the basement stairs this year to increase the safety of the area – likely will start work on this in May or June 2023

10.2. Flooring and kitchen update was completed this year, came in under budget!

Do we have any info on the project on the website?

Not yet, not until drawings have been confirmed. Drawings and written plan on the website are easily done though so we can add that

Any updates to the dog park?

Added trees and will gravel the road through the dog run since it will continue to be used as a service road.

There's also potentially going to be some stairs added up to the sidewalk at Macleod trail.

Feedback: Would be nice to do a barn door on the table/chair

11. Succession & Nominations Committee Report



11.1. Succession Activities

11.1.1. Established a Succession Committee this year to have a more targeted approach to recruiting new directors to the board. Members are Kaitlin Quickel, Amy Mireault, Terry Casey, and Ben Montgomery. Had a few candidates available, but none willing to take on the social director vacancy, which is our priority to fill, along with the VP role.

11.1.2. Established an Ex Officio Member role to provide a space for individuals who are interested in joining the board activities, but without voting rights. This allows us to get interested people experience with the board and have them in our recruitment pipeline once an opening becomes available that would suit their skills/interests.

11.1.3. Our slate of nominees was prepared and posted online on September 22, 2022

11.1.4. Since then, we have also had a couple of new folks approach us about vacancies, so we are hopeful we'll be able to fill our remaining vacancies this year and build out our Ex Officio Members if needed

11.2. Presentation of the Slate of Nominees for the 2022/2023 Board of Directors

11.2.1. Lars Stevenson has been put forward to replace Chris Maybroda as an Open Director, Amy Mireault has stepped away as our Past President, and Ben Either is a new face from the last AGM, having joined the board earlier this year.

11.3. Election Vote

Motion: I, Ross McInnis make the motion to elect those nominated to be Executive Directors, and Open Directors of the Kingsland Community Association as presented for the year 2022/23

Second: Colin Smith

Motion passed? Yes.

12. Meeting Adjournment

Motion: I, Terry Lee Squire make a motion to adjourn the meeting at 8:47 p.m.

Second: Cheryl Lamb

Motion passed? Yes.