

CKE Community Association Board Meeting



Date: September 28, 2023

Time: 7:30pm ~ brought to order at 7:30 pm

Location: CKE Hall

Present - (Highlight yellow):

Daniel Kowall	Debra McArthur	Jessica Kopitar	Doug McNeill	
Glen Haslhofer	Suzanne Brown	Lance Titchkosky	Jim MacLean	
Zonita Haggis	Matthew Watt	Robyn Messer	Harry Schaepsmeyer	

Observers / Guests:

Christa Zaharychuk (NPC - City of Calgary)	Kourtney Penner (Ward 11)	Nagwan Al-Guneid (MLA Calgary-Glenmore)
Rodney Smith	Sonja Sahlen (Ward 11 Office)	Harrison Taylor (Office of MLA Nagwan Al-Guneid)
Jen Sherstabetoff		

MOTION: to approve the current agenda. Agenda modified to add item for addition of Rodney Smith to the Board as a Member at Large. All in favor. Non-opposed. Motion carried.

MOTION: to approve August Board meeting minutes. All in favor. Non-opposed. Motion carried.

MOTION: to appoint Rodney Smith as a member at large on the CKE Community Association Board. All in favor. Non-opposed. Motion carried.

Presentation by Communities for the Preservation of Glenmore Landing

- David Jacobs made a presentation on behalf of this group of citizens from surrounding communities who are concerned by the scale of the proposed development at Glenmore Landing. It is a private citizens' initiative distinct from the applicable Community Associations.
- They have a number of concerns about the development, including: (i) the potential scale of the development (currently six high-rise buildings of up to 36 floors (~1,248 residential units; ~3,000 residents), with the possibility of additional "mixed use" buildings (e.g., like Mayfair

Place) of up to 17 storeys); (ii) the potential impact on traffic when there is only one left-turn lane out of Glenmore Landing at 90th Ave; (iii) the impact on parking in the area (including Haysboro) when there are fewer parking stalls than units; (iv) that there is only one bus stop (BRT) without ready access to the LRT; (v) that there could be water table issues, depending on depth; (vi) that the City was non-compliant with the requirements of the Municipal Government Act for the disposition of designated parkland, such that the City needs to take a step back to honour the legislative requirements; (vii) that the development is very out of character with everything else in the area; and (viii) sewer, water and electrical system logistics.

- Sought a forum to share their information with the residents of CKE.
- **Action:** Doug and Jim try to schedule an open house at the CKE Community Centre for CKE residents to find out more about the Glenmore Landing Development. Invite the Communities for the Preservation of Glenmore Landing, Rio Can and the City, so that residents can hear the respective perspectives on the proposed development. Targeting Thursday, October 26th, as Rio Can is already in Calgary to do their own open house at Heritage Park on October 25th. Scheduling the open house for the 26th would see the Board meeting changed to October 24th.
- **Action:** Once the status of the CKE open house is clarified, communicate to CKE residents through the website, social media, possibly Lana Barrett's email bulletins, signage and possibly a flyer.

Ward 11 Office Report: Kourtney Penner/Sonja Sahlen

- [Report](#)

City of Calgary NPC Report: Christa Zaharychuk

- [Report](#)

Monthly Hall report: Jennifer Sherstabetoff

- [Report](#)
- Fan cover fell in the Gym
- **Action:** Jen to close the gym until issues are fixed or all covers are removed.
- **Action:** Jen to find out who did original work. It would be best to get another party to complete work and see if it can be charged back to the original contractor.
- City may have a resource that can help us
- Elevator keeps breaking
- **Action:** Jen to look into a maintenance contract for the elevator.
- Jen is looking into fire system

Treasurer's Report: Matthew Watt

- Report not completed.
- Cash balance is strong about \$137k unrestricted funds
- Discussion on training Jen for more accounting. Matt will have a proposal for training next meeting.

MOTION: Motion to approve the Treasurer's Report. Made by Robyn, seconded by Doug. All in favor. Non-opposed. Motion carried.

Planning Report: Doug McNeill

- 2 new developments on Elbow drive in Kingsland.

- Doug proposes to put information on the website.
- **Action:** Doug to send to Zonita to put on the website.

Social Report: Suzanne Brown

- Nothing new as of now.

General Discussion:

- Dan has decided not to volunteer with the tractor anymore because of a decision by the board to go with an alternate vendor. Dan/Glen are trying to make amends as Dan is a valued member of our community and no disrespect to him was meant. The board has voted to use the vendor suggested by Dan despite \$300 difference.
- CKE has a fixed price plan on electricity that expires in Jan 1 2026
- Zonita will take over website updates while Robyn is taking time with new baby.

MOTION: Motion to adjourn the meeting. Made by Suzanne, seconded by Matt. All in favor. Non-opposed. Motion carried.

Meeting Adjourned at 9:28 pm. Minutes taken and completed by Zonita Haggis and Jim MacLean.