

## CKE Community Association Board Meeting



**Date:** October 24, 2024

**Time:** 7:30pm ~ brought to order at 7:33 pm

**Location:** CKE Hall

**Present - (Highlight yellow):**

Glen Haslhofer	Debra McArthur	Jessica Kopitar	Doug McNeill	Claudia Woolner
Zonita Haggis	Suzanne Brown	Lance Titchkosky	Jim MacLean	
Rodney Smith	Matthew Watt	Harry Schaepsmeier	Alanna Roberts	

**Observers / Guests:**

Christa Zaharychuk (NPC - City of Calgary)	Kourtney Penner (Ward 11)	Nagwan Al-Guneid (MLA Calgary-Glenmore)
Cst Michael Colbert	Sonja Sahlen (Ward 11 Office)	Lauren Duiven/Vicki Duiven (Office of MLA Nagwan Al-Guneid)

**MOTION:** to approve the current agenda. Made by Harry Schaepsmeier, seconded by Jim MacLean. All in favour. None opposed. Motion carried.

**MOTION:** to approve September 26, 2024 Board meeting minutes. Made by Debra McArthur, seconded by Harry Schaepsmeier. All in favour. None opposed. Motion carried.

**Calgary Glenmore MLA Report: Nagwan Al-Guneid/Lauren Duiven/Vicki Duiven**

- Report shared with the Board and the regular attendee list by email in advance of the meeting.

**Calgary Police Service Report: Cst. Michael Colbert**

- Report shared by email with the Board and the regular attendee list and discussed at the meeting.
- Some crimes of opportunity throughout CKE (some car prowlings, one B&E by entering through garage and an open main door, items stolen from a home under construction).
- Car prowlings up in all Calgary communities now, with the longer nights contributing to this. A major theme is that items are being left in vehicles that are typically unlocked.
- If residents see a crime in progress, they can use 911, not the regular police line.
- **We will start to share a link to these reports on an ongoing basis in the electronic version of the newsletter. We will identify the opportunity to use 911 for a crime in progress too in that portion of the e-newsletter.**

**Ward 11 Office Report: Kourtney Penner/Sonja Sahlen**

- Report shared by email with Board and the regular attendee list.
- An engagement event with Councillor Penner on Monday, November 4<sup>th</sup> (6:30-8:30pm).
- Chinook Local Area Plan Phase 4 virtual information session on Tuesday November 5<sup>th</sup> (7:30-9pm).
- Meet the Funders event November 13, 7-9pm at Alexandra Centre Society (922-9<sup>th</sup> Ave SE), including Gov't of AB, City reps, Federation of Calgary Communities.
- Fall Green Cart Collection schedule changes as of the first week of November. **To notify residents in the electronic version of the newsletter.**

#### **City of Calgary NPC Report: Christa Zaharychuk**

- Report shared by email with the Board and the regular attendee list, with highlights discussed at the meeting.
- Investigating the concerns expressed with respect to the “engineered walkways” (e.g., condition, accumulated ground debris, hedges). *Note-new concern expressed in an email to the Community mail box about fences potentially encroaching (e.g., Cherovan and Chinook Drive walkway).*
- Residential Traffic Safety Unit has sent a request to attend the next CKE Board meeting.
- Request for 2024 signed Audited Financials and proof of filing of Annual Returns for 2023 and 2024.

#### **Monthly Hall report: Jennifer Sherstabetoff**

- Report shared by email with the Board.
- Total September revenue \$10,597.
- Floors polished as per earlier approval.
- The changes to the outdoor lights were deferred to December.
- Gym drywall and painting work to be done when rentals are low.
- Some discussion about an inquiry that had been made about a “charity rate” for use of the facility. Some questions about the charity aspect of the inquiry that require further clarity.

#### **Treasurer's Report: Matthew Watt**

- Report shared by email with the Board.
- Cash readily available: \$168,000 (\$50,000 of which is a redeemable GIC and \$50,000 of which is designated as a cash reserve)
- One-year term GIC (not included in the \$168,000 above): \$50,000
- Casino funds not included above with restrictions on use: \$92,000
- Total: \$310,000

**MOTION:** Motion to approve the Treasurer's Report. Made by Doug McNeill, seconded by Suzanne Brown. All in favour. None opposed. Motion carried.

#### **Planning Report: Doug McNeill**

- Major new proposed development at 8039 Elbow Drive (Chinook Park). 12 residential units-3 storeys high, plus garage facility on what currently has a single-family bungalow on a pie lot. Appears to be a permitted use under the blanket rezoning, subject to the proposal meeting all setback, height, etc. type requirements.
- Doug to attend meeting initiated by Haysboro with respect to the Glenmore Landing Redevelopment and CKE's letter to the City in mid-November, as Rodney is out of Calgary.
- Discussion about the extent to which the Community Association should become involved in development applications that at first glance appear to meet the zoning requirements. Possible approach is to assess potential involvement based on whether directly affected residents are concerned about the development and whether there are any potential relaxations from the City's stated development standards respecting such matters as height, setback, lot coverage, water diversion, etc.
- Doug's last meeting as Planning Director, as he is moving out of CKE. Doug was thanked for

his contributions.

**MOTION:** Motion to approve Rodney Smith as Planning Director. Made by Jim MacLean, seconded by Harry Schaepsmeier. All in favour. None opposed. Motion carried.

**Social Report: Suzanne Brown**

- A thank you to Keith Davies for his ongoing donation for the Halloween Children’s Party. **Note this in the electronic newsletter.**
- Senior’s Tea: The last session will be in November and then suspended until March.
- Looking at “Cheers & Beers” on February 8, 2025.
- Considering drop in indoor pickleball sessions.

**General Discussion:**

- Deferred addition of Sherri Balm as a Director at Large, as she wasn’t able to attend the meeting.
- Discussed a request by a potential candidate for Councillor to come to a meeting to introduce himself. Although the request itself would not have been one to request any sort of endorsement from the Board, the potential perception of favouritism toward any particular candidate was of concern, so it was determined that we decline the request. We will consider holding an all-candidates forum that members of the CKE Community may attend in due course.
- Recognition that a separate session is required for the discussion of CKE’s strategic direction, so scheduling one for January 7<sup>th</sup>. Putting something in the newsletter to canvass the membership for their ideas.
- Glen had a meeting with his counterparts in several other communities and issues being faced by them. A common theme that communities were struggling with how to address new developments while waiting for a “toolkit” from the City. Agreement that this was an initiative that has merit and that should be continued.

**Action Items**

<b>What</b>	<b>Who</b>	<b>When</b>
Include link to police report in electronic newsletter ads an ongoing item, together with an ongoing reminder that residents should call 911 if they see a crime in progress.	Zonita	Ongoing, starting with next e-newsletter.
Advise residents of change in green cart collection schedule.	Zonita	Next e-newsletter.
Continued investigation with City about engineered walkway status.	Christa	As feasible.
Delivery of signed 2024 audited financials to Christa.	Matt	Done.
Delivery of Proof of Filing of 2023 and 2024 Alberta Returns by CKE.	Jim	2024-Done. 2023-Once found in Google Drive.
Doug to attend meeting initiated by Haysboro with respect to the Glenmore Landing Redevelopment	Doug	Mid-November.

to provide perspective on CKE's letter to the City.		
Thank you to Keith Davies for his ongoing support of the Children's Halloween Party in e-newsletter.	Zonita	Next e-newsletter.
Response to potential candidate for Councillor respecting the request to meet briefly with the Board.	Jim	Done.
Issuance of meeting request for January 7, 2025 session respecting strategic direction/spending priorities.	Zonita	Done.
Draft wording for e-newsletter respecting request to residents to provide suggestions for Board strategic direction/spending priorities.	Jim and Zonita.	Done in time for the pending e-newsletter.

**MOTION:** Motion to adjourn the meeting. Made by Harry Schaepmeyer, seconded by Rodney Smith. All in favour. None opposed. Motion carried.

Meeting Adjourned at 9:35 pm. Minutes taken and completed by Jim MacLean.

**Next Meeting: November 28, 2024**