

## CKE Community Association Board Meeting



**Date:** February 27, 2025

**Time:** 7:30pm ~ brought to order at 7:35 pm

**Location:** CKE Hall

**Present - (Highlight yellow):**

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

**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)
Jennifer Sherstabetoff (CKE Hall)		

**MOTION:** to approve the current agenda. Made by Zonita Haggis, seconded by Deb Shaw. All in favour. None opposed. Motion carried.

**MOTION:** to approve January 23, 2025 Board meeting minutes. Made by Harry Schaepsmeier, seconded by Zonita Haggis. All in favour. None opposed. Motion carried.

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

- No Report

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

- Report shared by email with the Board and the regular attendee list, with highlights below.
- Little crime activity in CKE over the last month.
- Chinook Park: No reportable crime stats.
- Kelvin Grove: A licence plate theft. Car prowling, with personal items stolen. Assault involving high school students, an assault at a care facility and a domestic assault.
- Eagle Ridge: Two car prowlings and two assaults at the Rockyview Hospital.
- An ongoing reminder to residents not to keep valuables or garage door openers in vehicles being left outside and to be careful if leaving vehicles unattended while warming up.
- Also, residents can use 911 (not the regular police line) if they are seeing a crime in progress.

### City of Calgary NPC Report: Christa Zaharychuk

- Christa forwarded a letter from the City with respect to requirements of our Licence of Occupation with the City. In addition to the normal annual filings with respect to proof of filing with Alberta Corporate Registries and the annual certificate of insurance, special requirements for 2025 are the creation of a five-year business plan and the conduct of a lifecycle study with the City for the hall.
  - **Christa to forward copy of: (i) the Licence of Occupation boundaries so that we can assess some of the potential projects for expenditure (i.e., shed, repaving and curb repairs at the rink); and (ii) the prior Building Condition Assessment. (Done)**
- Christa had advised that the City had updated its CCG program to allow greater flexibility for the timing for submissions during 2025 respecting lifecycle capital projects relative to earlier messaging in late 2024 about changes to the submission schedule. Christa did not believe this would affect CKE. **Potential paving project at the rink potentially eligible for 75% grant under this program?**
- Report shared by email with the Board and the regular attendee list, with highlights discussed at the meeting.
- Here's a link to the City's "Branching Out" program that provides free trees to Calgarians. Registration will open in late March/early April. This is expected to fill up quickly. <https://www.calgary.ca/parks-rec-programs/nature/branching-out.html> **Zonita/Jessica: This info should be shared in the next e-newsletter and on Instagram.**
- Report refers to various grant opportunities. Technology funding grant opportunities once the Communal project is closed?

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

- Report shared by email with the Board and the regular attendee list, with highlight below.
- Ward 11 CA Presidents' meeting on March 3<sup>rd</sup> that Glen will be attending.
  - Discussion expected to be largely focused on how communities are dealing with the impacts of the blanket rezoning changes.

### Monthly Hall report: Jennifer Sherstabetoff

- January rentals: \$12,299.96 (Long-term: \$8604.81; Short-term: \$824.25; CKE programs: \$2,820 winter pickleball Jan-mid March).
- In process of renewing 26 new long-term rental contracts.
- Initial City response was that they wouldn't approve a tax receipt for donation of new pickle ball nets, as no current project account open with CKE. **Jen to discuss with the potential donors.**
- **Jen to investigate roller blind options and get quote.**
- **Jen to check into payments for Cheers and Beers vendors**
- Question had arisen about the ability to rent the tennis court for a private event. Board did not want to do this because of ongoing member demand for the tennis court.
- Question had arisen about the possibility of tennis lessons. **Glen to ask some people he knows about whether this is a possibility.**

### Treasurer's Report: Matthew Watt

- No Report presented, as Matt was out of the country.
- Draft copy of Procedure re use of electronic debits for routine recurring expenses prepared by Jim and forwarded to Matt for comment.

### Planning Report: Rodney Smith

- **CKE Development Permits**
  - **1044 78 Ave SW – Development Permit DP2024-04236**
    - Status: Released
  - **8224 and 8228 Elbow Drive SW – Development Permit DP2024-05001**
    - New dwelling unit – 12 units with 12 basement suites (24 units total)

o Status: Approved

**1043 Kildonan Cr SW – Development Permit – DP2024-06722**

o Addition to rear of house – single detached dwelling

o Status: Released

**8039 Elbow Drive SW – Development Permit – DP2024-07032**

o New dwelling unit – 6 units with 6 basement suites (12 units total)

o Significant opposition from neighbours

o Meeting with developer’s representatives (see below)

o Status: Under Review

**7828 Calla Donna Pl SW – Development Permit – DP2024-07484**

o Status: Released

● **Virtual meeting with developer reps for 8039 Elbow Drive SW**

-Rodney Smith and Jim MacLean on behalf of CKE CA.

-Met virtually with FAAS Architecture (designers for the Project), the developer’s Representatives.

-Discussed some of the concerns raised by neighbours.

-The meeting was generally positive – developer’s representatives were interested in trying to be a good neighbour.

-Advised us that the developer would continue to own the entire property as a collection of rental units. The demographic of rentals would likely be younger professionals.

-Advised us that they are aware of issues such as landscaping, mitigating any concerns about water diversion to adjacent properties, and management of the garbage/recycling/compost bins through the use of a collection service and a garbage shed area. They are attempting to address these issues. They understand parking is a concern.

-Developer’s representatives were encouraged to engage directly with neighbours and talk about the vision for the development and respond to neighbours’ concerns.

● **Other Developments Of Note In The Area**

-Large mixed-use commercial/retail ground floor and residential units above planned for the current Phil’s Restaurant lot and an adjacent lot

-26 storeys, 95m

-Under Review

-627 Heritage Drive SW 9 (Former YMCA location): six-storey, 97 unit residential development planned

-Under review

-8306 Horton Road SW: Application for multi-residential development-four buildings, six storeys, 500 dwelling units

-Under review

-8330 Macleod Tr SE: Application for mixed use development, with commercial space and 250 dwelling units. 26 storeys

-Under review.

-11 Haddon Road SW: Change from Special Purpose-Recreation to Mixed Use-General District.

-Multi-residential buildings, max height of 23m

-Submitted, open for comments

**Social Report: Suzanne Brown**

- Mural starts on Sunday, March 2<sup>nd</sup>.

- Cheers & Beers went well, and the auction raised more than \$2,500, such that the CKE CA match will be at the authorized \$2,500.
- Looking into Butterfield Acres for the Easter egg kids event.

**MOTION:** Motion to authorize up to \$2,500 for the kids' Easter party event. Made by Harry Schaepsmeier, seconded by Zonita Haggis. All in favour. None opposed. Motion carried.

### General Discussion:

- Deb attended the Federation of Calgary Communities meeting with the Mayor.
  - Significant concerns expressed by attendees respecting high density and the supporting pipes and plumbing infrastructure constraints.
  - Parking was becoming a big issue around developments.
  - Calgary Plan on hold for a year.
  - Christa forwarded a copy of the notes that were compiled at the January 22<sup>nd</sup> event.
- Discussed membership drive.
  - Emphasis on e-newsletter and Communal tool to capture renewals and new memberships.
  - Zonita to create a two-sided post card that indicates how to connect with the CKE Community Association and highlights some of the benefits (e.g., kids' events, racket sports, Heritage soccer, other social events) for delivery in CKE. This outreach would be without the door knocking element we added last year as an informal touch point with the Community about the City's blanket re-zoning. **Zonita to create and circulate for comment. (Done)**
- Discussed the need for follow up to the spending priorities meeting of January 7<sup>th</sup>.
  - Having a second dedicated meeting to discuss in early to mid-April. **Board members to respond to request to identify potential dates, to review draft January 7<sup>th</sup> minutes and to investigate items for which they were named in the draft minutes.**
  - Deb has shared a potential shed design and cost estimate (under \$8,000, not counting the cement pad), such that it doesn't seem like a Special Resolution will be required with the Community. Need to understand potential location options relative to the current LOC with the City. Also need to ensure the location does not interfere with the logistics for moving the equipment for rink flooding. **Christa to forward a copy of the LOC boundaries. (Done)**
  - Knowing the LOC boundaries will also help Deb understand some of the potential options for enhancing the patio area/landscaping.
  - The upgrade to the paving of the rink area and repair of the curbs around it had been contemplated as a 2025 item in the last Building Condition Assessment plan. Much of this could potentially be covered by grants (75%)-at least the paving portion of the project. Curb repair? A Special Resolution is probably required for this expenditure.
  - Investigation after the last meeting confirmed that Eagle Ridge and Kelvin Grove had built their playgrounds with a combination of resident funding, volunteer community labour and grants. The Community Association did not contribute funds to the project. It is important to recall, though, that the Community Association's balance sheet at the time those projects were conducted was not nearly as strong as it is today.
    - The Board discussed the potential project of a playground in Chinook Park and determined that the preferred path forward was for residents of Chinook Park to drive that project and the associated funding, rather than for it to be a CKE Community Association initiative. If it were apparent that the project had momentum and a significant funding commitment from the residents, the Board would be willing to look at contributing a meaningful amount to the project because of the strength of the Board's finances at this time. However, any CKE Community Association contribution would be at a threshold less than the amount for which a Special Resolution of the Community Association would be required (i.e., a contribution probably in the \$10-15,000 range). **Rodney and Matt to decide how best to deal with that initiative as a Chinook Park matter.**

**MOTION:** Motion to adjourn the meeting. Made by Sherri Balm, seconded by Zonita Haggis. All in favour. None opposed. Motion carried.

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

**Next Meeting: Thursday, March 27, 2025 @7:30**

Action Items		
What	Who	When
Continued investigation with City Mobility about engineered walkway status.  Christa to emphasize with Mobility the extent of use of the walkway between 73 <sup>rd</sup> Ave and the school and the poor condition of portions of that path.	Christa	As feasible over time. (Just retained here so that it's not forgotten.)
Consider available information of relevance from the City's Community Association updates module when preparing e and print newsletters.	Zonita/Lance	Ongoing.
<i>Consider in context of upcoming start of Heritage Soccer program: (i) alerting residents of the importance of honouring playground zones on 73<sup>rd</sup> and 75<sup>th</sup> Avenues; and (ii) possibly having Calgary Police presence watching for speeders early in the season.</i>	<i>-Zonita (e-newsletter) and Jessica (Instagram) in due course.  -??</i>	<i>Just getting this on the radar screen, so that we are positioned to address as the soccer season approaches.</i>
Christa to forward copy of: (i) the Licence of Occupation boundaries so that we can assess some of the potential projects for expenditure (i.e., shed, repaving and curb repairs at the rink); and (ii) the prior Building Condition Assessment.	Christa	Done just after the meeting.
Distribute information about the City's "Branching Out" program whereby residents are able to obtain a free tree from the City.	-Christa as regards info about the program  -Zonita (e-newsletter) and Jessica (Instagram) to alert residents about the program	-Done.  -In time for residents to be able to participate in the program.
Discuss response re tax receipt with potential pickleball net donors.	Jen	In a timely manner.
Obtain more information about roller blinds for gym and quote.	Jen	Before next meeting?
Check into payments for Cheers and Beers vendors.	Jen	Promptly after the meeting.
Check into a potential tennis instructor.	Glen	Before next meeting?
Obtain new one-year \$50,000 GIC given expiring GIC in March.	Matt and Zonita	When feasible. <b>(Note-potential interest rate change reduction in</b>

What	Who	When
Investigate banking arrangements re Interac deposit process efficiencies and how to set up electronic debits for recurring payments re hall for utilities, internet, etc.	Matt	<b>March.)</b> Before next meeting
Prepare draft Procedure for Board consideration for use of electronic debit for recurring payments relating to hall, while ensuring two signature checks retaining for all other payments and inclusion of suitable financial controls.	Jim and Matt	Before next meeting.
Preparation of two-sided "post card" about the Community Association and ways to contact us for delivery to homes for membership drive.	Zonita	In a timely manner.  -Preparation done shortly after meeting.  -Printing before next meeting and distribution to Board at next meeting, with Deb advising of assigned routes?
<u>Review potential locations for shed having regard to LOC boundaries and logistics required for movement of equipment for rink flooding.</u>	Deb, with potential dialogue with Christa and others.	Before next meeting.
Consider potential patio and landscaping ideas.	Deb to reflect.	Before next meeting.
Preparation of note about potential dates for second spending priorities meeting and response about dates.	Zonita-issuance of note.  All-respond about date preferences.	Done.  In a timely manner once note received.
Review draft minutes from January 7 <sup>th</sup> spending priorities meeting and respond with any comments about the initial notes.	All.	Before next Board meeting.
Investigate items noted in the draft January 7 <sup>th</sup> spending priorities minutes for which you had responsibility.	Applicable named Board members.	Before second spending priorities meeting.
Determine next steps to be taken with Chinook Park residents about the potential new Chinook Park playground as a Chinook Park residents' project, rather than a Community Association project.	Rodney and Matt.	As feasible.