

CKE Community Association Board Meeting



Date: January 23, 2025

Time: 7:30pm ~ brought to order at 7:34 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 Suzanne Brown. All in favour. None opposed. Motion carried.

MOTION: to approve December 19, 2024 Board meeting minutes. Made by Rodney Smith, seconded by Jessica Kopitar. All in favour. None opposed. Motion carried.

Calgary Glenmore MLA Report: Lauren Duiven

- Introductions-Lauren joined the office in August as a Constituency Assistant.
- Report, with highlights below.
 - Bike-A-Palooza was held in September, and was a big success with 260 participants. Will do the event again in September 2025.
 - A Health Care Townhall on January 29th @7:00pm hosted by Nagwan Al-Guneid and Diana Batten (MLA for Calgary-Acadia). Panelists from health care in AB, followed by a Q&A Registration on Event Brite.

Calgary Police Service Report: Cst. Michael Colbert

- Report shared by email with the Board and the regular attendee list and discussed at the meeting, with highlights below.
- Little crime activity in CKE over the last month.
- Chinook Park: A licence plate theft.
- Kelvin Grove: Car prowling, with a garage break-in, but nothing taken.

- Eagle Ridge: Two assaults at the Rockyview Hospital.
- Have recently been seeing more car prowlings in Kingsland in which car windows have been broken to obtain entry to vehicles.
- A 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.

Ward 11 Office Report: Kourtney Penner/Sonja Sahlen

- No Report.

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.
- Park has reviewed the “engineered walkway” topic and advises that it is outside their purview. Checking with Mobility group. **Christa to emphasize with Mobility the extent of use of the walkway between 73rd Ave and the school in particular and the poor condition of portions of that path.**
- Checking with Parks Community Strategist about the potential Chinook Park playground project.
- Select verbatim items from the Report below:
- Applications for 2025 Community Cleanups are now being accepted here: <https://www.calgary.ca/communities/community-cleanups.html>
 - Deadline to submit applications is **February 16, 2025**. Each application will be reviewed and upon approval, a specific date will be offered to each group based on the application and available resources.
- Grant Opportunities Spreadsheets: Here’s the link to the Grant Opportunities spreadsheets [Financial Management](#) These will be updated on a quarterly basis.
- Mobility Operations Centre: Ever wonder who is responsible for the funny saying on the major roads on Tuesdays? Want to check live cameras of traffic to check the traffic or weather? Looking for up to date road closures? You can find all this information and more at [Mobility Operations Centre MOC](#)
- Operation Cold Start: CPS has brought back the helpful campaign of Operation Cold Start. An awareness campaign that reminds car owners that car thefts increase exponentially in the colder months due to drivers leaving their vehicles unattended while running. Auto-theft is often a crime of opportunity, for more information visit [Operation Cold Start launches across Alberta](#)
- FCC Workshops: **To register and view all Federation online/virtual workshops and sessions visit calgarycommunities.com/our-events/**
 - Feb 11, [Bylaws, Policies & Procedures](#), 7-9pm
 - Feb 22, PIP – [Shaping Calgary Together: Community & Citizen Involvement](#)
 - March 4, [Growing your Membership](#), 7-9pm

Additional resource are available in their resource library:

[Members – Federation of Calgary Communities – Improving Neighbourhood Life in Calgary](#)

Password is: community

- Fed On The Move: After we launched our Fed On the Move pilot on Oct 26, your Federation workshoppers have been thinking about ways we can make Fed On the Move more accessible, and we’ve come up with a fresh idea...we’re coming to you!

We have always offered private bookings of our core workshops for a fee of \$300 + GST. Through Fed On the Move, we're donating 10 FREE private workshops to our members! Request your

date, time, location and workshop topic, and our workshop team will bring our expertise, fun and flare right to your door.

There are 7 workshop topics to choose from:

- Board Basics 101
- Board Basics 201
- Demystifying Financial Statements
- Bylaws, Policy & Procedure
- Growing Your Membership
- Volunteer Recruitment & Retention
- Building Inclusive Community Spaces (Diversity & Inclusion)

Apply now, as these workshops are available on a first-come, first-served basis.

Questions? Curiosities? Email Paul at paul@calgarycommunities.com

Monthly Hall report: Jennifer Sherstabetoff

- ~\$12,700 in rentals.
- Cerebral Palsy Calgary will be renting space in the hall over the summer for camps. The rental over the summer will be a reduced rate as per the authorization in the November minutes.
- Installation of new outdoor lights complete. Removal of the small light in front of the building will be done in the spring after the ground thaws.
- Getting a quote on blinds.
- A resident has volunteered to purchase a replacement portable pickle ball net if we can work with the City to obtain a charitable donation. **Jen to handle.**

Treasurer's Report: Matthew Watt

- Report shared by email with the Board.
- Cash balance slightly changed from prior month.
- Cash and near cash funds: \$230,000 (\$180,000 in chequing and additional \$50,000 in a redeemable GIC that is designated as a cash reserve)
- One-year term expiring GIC expiring in March (not included in the \$230,000 above): \$50,000
- Unspent casino funds not included above with restrictions on use: \$77,000 (reduction from prior \$92,000 because of insurance premium payment)
- Total funds under control: \$357,000 (\$180,000 readily available and the balance subject to certain restrictions).
- Had agreed in at the November meeting to add a new \$50,000 one-year GIC and to shift the \$50,000 GIC expiring in March back to regular funds upon its expiry. Logistics were such that this didn't happen prior to the December or January meetings. **Matt and Zonita to address this.**
- As per the discussion at the November meeting, Matt had wanted to hire someone on a temporary basis to address some old prior period reconciliation book keeping issues with accounts. He will be going with an accounting firm.
- Matt sees a process efficiency to use electronic debit for payment of recurring expenses relating to the hall, such as utilities, internet, waste removal, landscaping, etc. Cheques with double signatures would continue to be used for non-recurring costs and expenses. Matt also to look into potential process efficiencies in the manner in which Interac deposits are handled. **Matt to investigate process efficiencies with the Bank. Matt and Jim to create a draft procedure to address to ensure authority and internal controls are transparent.**

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

Planning Report: Rodney Smith

- **1044 78 Ave SW-Development Permit DP2024-04236**
 - New single detached dwelling
 - Appeal to SDAB held on December 19, 2024
 - Doug McNeill attended and made submission on behalf of CKE Community Association (Rodney Smith also in attendance)
 - SDAB decision to allow the development to proceed with some conditions.
- **8224 and 8228 Elbow Drive SW – Development Permit – DP2024-05001**
 - New dwelling unit – 12 units with 12 basement suites (24 units total)
 - This has been revised from previous plan in incorporate the adjacent lot.
- **8039 Elbow Drive SW – Development Permit – DP2024-07032**
 - New dwelling unit – 6 units with 6 basement suites (12 units total)
 - Significant opposition from neighbours
 - Rodney to reach out to neighbours to get a better sense about this.**
- **1043 Kildonan Cr SW – Development Permit – DP2024-06722**
 - Addition to rear of house – single detached dwelling
 - Project plans shared with Report
- **7828 Calla Donna PI SW – Development Permit – DP2024-07484**
 - New single detached dwelling on existing foundation
 - Project plans shared with Report
- **Heritage Park**
 - Spoke with COO of Heritage Park about fencing and shed
 - HP had some concerns about security and access to Heritage Park, so are adding a non-permanent fence.
 - Left access open for residents to access green space
 - Residents expressing some concern about how close the fence is to the path given the frequency with which walkers move to the west side of the path to avoid bikers.
 - Added a storage shed to clean up the area.
 - Heritage Park wants to be a good neighbour, so lines of communication have been opened.
- **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
 - 627 Heritage Drive SW 9 (Former YMCA location): six-storey residential development planned
 - 8306 Horton Road SW: Application for multi-residential development-four buildings, six storeys, 500 dwelling units
 - 8330 Macleod Tr SE: Application for mixed use development, with commercial space and 250 dwelling units. 26 storeys
 - Rockyview Hospital: Application of temporary use building at back of the hospital.

Jim and Rodney to prepare some draft bullet points for Glen with respect to development trends of concern we have been seeing to date for reference in an upcoming meeting with other Community Associations. Possible letter to Councillor Penner in due course. To check with Doug McNeill for his insights too when preparing draft.

Social Report: Suzanne Brown

- Cheers and Beers on February 8th.
- Volunteer opportunities remaining.
- Matching of Silent Auction Cheers and Beers proceeds for donation to Brown Bagging for Calgary's Kids out of "casino funds", as was done last year. Cap on matching to \$2,500 to retain Board control on total exposure of the match.

MOTION: Motion for CKE Community Association to match (from "casino funds") donation to Brown Bagging for Calgary's Kids raised at the silent auction at the February 8, 2025 Cheers and Beers event, up to a cap of \$2,500. Made by Suzanne Brown, seconded by Rodney Smith. All in favour. None opposed. Motion carried.

- Signed up for Community Cleanup project with the City.
- Doing Butterfield Acres kids event for Easter.
- Monthly senior tea to start again in March.

General Discussion:

- Acquisition of sweaters and t-shirts with CKE logo for sale at upcoming Cheers and Beers event, with any excess available for sale to residents. Apparel to be sold at marginally above cost. Sweaters for \$75 and t-shirts for \$30 (plus GST in each case).
- Decision made previously under Article 5.9.9 of the By-laws to obtain the apparel through email approvals in order to have the apparel in time for the Cheers and Beers event.

Article 5.9.9 MOTION: To approve the purchase of 40 sweatshirts and 40 t-shirts in different sizes and colour options with a community logo for \$3,840, plus GST. (No objection to use of that Article for the decision outside a Board meeting and 10 in favour, none opposed.)

- Minutes from January 7, 2025 special priorities meeting had been shared with the Board previously. **Need comments from the Board on that document.** A living document that will be modified as additional information is obtained on individual items being considered.
- Methodology that had been used at that meeting was to identify a list of criteria against which the Board members present discussed the ideas on a preliminary basis, discuss the ideas against the criteria to build a preliminary list of ideas that would be investigated further at this time, with a breakdown between those that are within the Board's spending authority and those that the Board believed would be likely to require a Special Resolution of the Community in due course (estimated cost of \$20,000 or more).
- Two governing principles at the foundation of the discussion.
 - It is a prudent operating practice on an ongoing basis to make those expenditures required to maintain the CKE Community Hall to the standard required to meet the needs of the Community and other users. This includes ongoing maintenance for painting, etc.
 - As noted in the guidance to residents in which feedback was requested, it is also the Board's "...intention to manage existing funds conservatively to maintain a strong balance sheet." In other words, the Board will not spend funds just because we currently have the funds in hand.
 - Agreed investment criteria (in no particular order): Value/benefit to the Community; Frequency of use; Cost and Cost/Benefit; Necessity; Accessibility; Attraction of uplift to renters, if applicable; and Inclusivity.
- Additional information about project specifics will be presented to the Community once additional information is in hand.
- **Jim to prepare update for e-newsletter.**
- One item that had been identified as an investment in the building was the addition of some art, such as murals. Quotes were obtained from several artists for murals in the Lifestyle room, the

gym, the dance studio and one other room.

- A preferred artist was selected and the decision made to proceed only with a mural in the Lifestyle room at this time. A raised mural in the gym is also under consideration for a later date.

MOTION: Motion to have a mural added to the south wall of the Lifestyle Room at a cost of \$5,000, plus GST. Made by Zonita Haggis, seconded by Matthew Watt. Suzanne Brown abstained. All others in favour. None opposed. Motion carried.

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

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

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 rd 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
Coordinate with City and resident donor the acquisition of a replacement portable pickle ball net and the associated charitable donation.	Jen	As feasible.
Obtain new one-year \$50,000 GIC given expiring GIC in March.	Matt and Zonita	When feasible. (Note-potential interest rate change before end of January.)
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	Before next meeting
Prepare draft Procedure 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.
Investigate resident concerns about proposed development at 8039 Elbow Drive and current status of application.	Rodney	Before next meeting.

What	Who	When
Prepare notes for Glen in advance of meeting with other Community Associations about trends of concern respecting proposed Developments. Possible bullets for letter to Councillor Penner in due course.	Jim and Rodney, with consultation with Doug McNeill to obtain his insights.	February 6th
Cheers and Beers volunteer opportunities for Board members planning to attend who haven't already signed up to volunteer.	Board members to consider.	ASAP
Need comments from Board about draft minutes from January 7 th special priorities meeting.	All	February 13th?
Prepare draft communication to the Community about the January 7 th special priorities meeting for inclusion in e-newsletter.	Jim	ASAP
Proceed with mural for Lifestyle Room.	Suzanne	When feasible.

Next Meeting: Thursday, February 27, 2025 @7:30