

CKE Community Association Board Meeting



Date: May 22, 2025

Time: 7:30pm ~ brought to order at 7:40pm

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 Schaepsmeyer	Gaudia 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 Harry Schaepsmeyer, seconded by Jim MacLean. All in favour. None opposed. Motion carried.

MOTION: to approve April 24, 2025 Board meeting minutes. Made by Sherri Balm, seconded by Jessica Kopitar. 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.
- Chinook Park: -Overnight entry made to a detached garage through an exterior door
-Break-in to garage using door opener, offender confronted by homeowner
-2 vehicles prowled overnight, personal documents taken
*Targeted patrols have been setup for the month
- Kelvin Grove: -Vehicle prowled, entry made to residence using vehicle's garage door opener, vehicle stolen.
stolen
-Buyer of vehicle provided fake information and kept seller's license plate

- Eagle Ridge: -An early morning car prowling involving multiple cars.
-Several assaults occurred at the Rockyview Hospital, three involving patients assaulting staff and one domestic in nature.
- Most crimes they are seeing are crimes of opportunity.
- 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.
- Instances of licence plates being changed to facilitate use of stolen cars of similar type. Keep an eye out re your licence plates.
- If you have video of any suspicious events, please reach out to the Calgary Police Service, as this can be helpful to any investigation.
- 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

- Report shared by email with the Board and the regular attendee list, with highlights below.
- Neighbour Day Saturday, June 21st.
- Property Tax bills have been mailed out.
- Property owners can view their current year's tax bill and four previous years through this link: <https://mytax.calgary.ca/externallogin.aspx>
- The City's link for viewing road closures, etc. is <https://www.calgary.ca/roads/conditions/navigating-construction.html?redirect=/planyourtrip>

City of Calgary NPC Report: Christa Zaharychuk

- Report shared by email with the Board and the regular attendee list, with highlights below.
- Engineered Walkway Update (73rd Ave by school): City Mobility advised: "This engineered pathway has been reinspected. Our Maintenance pothole crew is going to make some patches where the tree roots are causing problems. This pathway is too narrow for re-paving due to the fence being constructed right on property lines and active vegetation bordering. We will patch and make safe but cannot resurface the whole stretch." Expecting repairs in late May-mid June. **Christa to follow up with City Mobility about the buildup of sediment, etc. on the path too, as that's also a problem in addition to the portions for which repaving is required.**
- Free City Programs: Some free City program activities for children, youth, adult and families. Kelvin Grove/Chinook Park School is scheduled to host the following programs from July 14-18:
 - Stay n' Play (10am – 12pm, ages 3-5 plus an adult)
 - Park n' Play (10am – 3:30pm, ages 6-12)
 - Here is a link to the programs across the City: <https://www.calgary.ca/content/dam/www/csps/recreation/documents/programs/free-summer-activities-brochure.pdf>
- Organizational Health Assessment Tool and Services Measures: Complete survey for 2024 calendar year. (Christa provided last year's survey response for context about prior responses.) **Glen to handle with Christa.**
- Various Grant Opportunities: See Christa's Report.
- 2025 Neighbour Day: Third Saturday in June. Free block party and greenspace permit applications are now open. Please apply by May 31, 2025. For more information visit: <https://www.calgary.ca/events/neighbour-day.html>
- Various Workshops on Board Governance: See Christa's Report.

Monthly Hall report: Jennifer Sherstabetoff

- Report, with highlights below.
- April rentals: \$13,932.96.82. (Long-term: \$9,649.58; Short-term: \$2,682.75; CKE programs: \$1,440.00; CKE Textile Bin: \$160.63).
- Spending items approved previously are in progress.
- Parking signs to be installed in the Hall parking lot due to high school students parking in the lot. Signs \$253.87 to have made and \$475 to install. **Jen to proceed, with consultation with**

Harry re the placement of the signs relative to the garden area.

- Courts need to be washed as part of the regular maintenance program for the tennis/pickleball court surface (a once every three years or so item). Some discussion about residents doing this themselves, but a concern that use of a powerwasher could damage the court surface. Decision to use the company that installed the court surface to do this work to mitigate any damage to the courts. Estimated cost before GST \$3,000.

MOTION: Motion to approve to the creation and installation of signs for the Hall parking lot re parking restriction at an estimated pre-GST cost of \$728.87. Made by Deb McArthur, seconded by Jessica Kopitar. All in favour. None opposed. Motion carried.

MOTION: Motion to proceed to have Tomko Sports conduct maintenance cleaning of the tennis/pickleball courts at a cost of \$3,000, plus GST. Made by Glen Haslhofer, seconded by Deb McArthur. All in favour. None opposed. Motion carried.

Treasurer's Report: Matthew Watt

- Report shared by email with the Board.
- The \$50,000 GIC reached maturity in March, with funds returning to the general bank account. Had agreed at the November meeting to add a new \$50,000 GIC before expiry of the expiring March GIC and to return the March GIC proceeds to the general bank account. Logistics were that the replacement GIC has not been obtained yet. **Matt and Glen to obtain replacement \$50,000 GIC.**
- Unrestricted funds in general bank account: \$279,550.58
- Reserve funds in redeemable GIC not included in above: \$ 50,000.00
- GIC not included in above (none at this time): \$ 0,000.00
- Unspent casino funds, subject to restrictions: \$ 77,272.81
- Total funds under control, subject to restrictions: **\$406,823.39**
- Working on trying to complete audited financial statements in time for the AGM, but have run into a scheduling problem with the auditor because of some book keeping cleanup that had been required for our records that saw a delay in delivery of our records. Locked into the Calgary Communities Association to complete the audit based on the approval of the auditor at the last AGM. Societies Act requirement for completion of audited financial statements. **Matt to discuss potential alternatives with the current auditor in the context of the timing of our AGM and report back ASAP.**
- **Board needs to consider possibility of changing financial year end to December 31st or modifying AGM requirement to within six months after fiscal year end to avoid possible tight deadlines in future years. Question about whether changing the fiscal year would require any additional paperwork with the CRA. Glen to alert members of possible proposed change to By-laws at the AGM, and this would require a Special Resolution of the members in due course through a special meeting.**

MOTION: Motion to approve the Treasurer's Report. Made by Lance Titchkosky, seconded by Sherri Balm. All in favour. None opposed. Motion carried.

Planning Report: Rodney Smith

- Report shared by email. Rodney was unable to attend the meeting.

- **CKE Development Permits**

1044 78 Ave SW – Development Permit DP2024-04236

- Status: Released (no change from prior report)

8224 and 8228 Elbow Drive SW – Development Permit DP2024-05001

- New dwelling unit – 12 units with 12 basement suites (24 units total)
- Status: Approved (no change from prior report)

1043 Kildonan Cr SW – Development Permit – DP2024-06722

- Addition to rear of house – single detached dwelling
- Status: Released (no change from prior report)

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 shared the case study materials from another resident’s appeal with the objecting parties.
- SDAB Hearing – May 22, 2025 – preliminary hearing
 - Merit Hearing scheduled for July 17, 2025 at 10:00am (full day).
 - Materials due to SDAB on July 9, 2025 at 12:00pm.
- Rodney attended the preliminary hearing, and the objecting parties reached out to him after to request a discussion about the matter.
- Status: Pending Appeal

7828 Calla Donna PI SW – Development Permit – DP2024-07484

- Status: Released (no change from prior report)

7331 11 Street SW – Development Permit – DP2025-01653

- Relaxation – accessory residential building (existing garage), building setback from side property line
- Status: Released on March 27, 2025

1008 70 Ave SW – Development Permit – DP2025-01686

- Relaxation – single detached deck, projection into side setback
- Status: Released on April 2, 2025

7715 7 St SW – Development Permit – DP2025-02010

- New dwelling unit – 5 units with 5 basement suites (10 units total)
- Status: Under Review

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

902 67 Ave SW (Phil’s Restaurant) – Development Permit LOC2024-0167

- 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 (increase from max of 10m to 18m)
- Calgary Planning Commission Meeting – held on September 19, 2024
- Public Hearing – June 10, 2025 (public submissions must be received between May 22, 2025 and June 3, 2025)
- Status: Calgary Planning Commission
- **Note in upcoming e-newsletter.**

627 Heritage Drive SW 9 (Former YMCA location) - Development Permit DP2024-09063 (formerly Land Use Change LOC2024-0213)

- Six-storey (25m), 97-unit residential development planned
- Status: In Circulation

8306 Horton Road SW – Development Permit DP2024-08086

- Application for multi-residential development-four buildings, six storeys (24m), 500 dwelling units
- Status: In Circulation (open for comments)

8330 Macleod Tr SE – Development Permit DP2024-08825

- Application for mixed use development, with commercial space and 250 dwelling units. 26 storeys (91m)
- Under Review (no change from prior report)

11 Haddon Road SW – Development Permit DP2025-01613 (formerly Land Use Change LOC2025-0004)

- Change from Special Purpose-Recreation to Mixed Use-General District.
- Application for mixed use building (dwelling units, retail and consumer service, childcare services)
 - 6 storeys (22.0 meters), 558 sq m of retail and 196 dwelling units
 - Land use change (rezoning is required for development)
- Status: In Circulation (open for comments)

703 Heritage Dr SW – Development Permit DP2025-02354

- Application for changes to Site Plan for St. Andrew's Presbyterian Church
 - Increase size of parking lot for church
- Status: In Circulation(open for comments)

Social Report: Suzanne Brown

- Suzanne unable to attend. No Report.

General Discussion:

Members Offering to Return to the Board at the AGM: Suzanne Brown and Alanna Roberts have chosen not to offer again for the Board. The remainder of the Board have offered to stand for election in the same positions as currently held. Confirmed that potential returning members had memberships in good standing as of at least 30 days prior to the June 12th AGM.

Upcoming Casino Fundraiser: CKE volunteers will be supporting another casino event on June 24th and 25th 2025. A notice will be going out to the Community soon. Board members are encouraged to volunteer for the event. **Jim to arrange for notice in the e-newsletter in addition to Marnie Sullivan's normal outreach to prior volunteers.**

AGM Logistics: **Jim to prepare: (i) a formal notice for Lance to distribute, not later than May 30th through Communal, to the membership, so that we satisfy the 10 clear day requirement in the By-laws; (ii) draft Agenda working from last year's AGM Agenda; (iii) draft script re routine business matters working from last year's AGM info; and (iv) draft reminder note for the e-newsletter to be sent to Claudette (similar to what is being included in the print version, such that it is clear that the Communal electronic notification is the required notice to members).**

AGM Agenda, Accomplishments, Volunteer Acknowledgement: Reviewed draft agenda for AGM. Discussed some significant accomplishments for Glen's portion of the discussion (e.g., continued strong financial situation, outreach to residents to consult about spending priorities, follow up on items made or in progress and potentially in the planning stages, another successful Cheers and Beers event, with matching donation at \$2,500 from the auction portion to Brown Bagging for Calgary Kids).

Capital Spending Projects Requirements Review: A reminder about the expectations for supporting documentation prepared by the sponsor for each capital project.

Discussion about Choice of Meeting Day: A preliminary discussion about possibly moving the meeting day to the fourth Wednesday of the month from the fourth Thursday. Members present had a preference for this, but a decision was deferred until the matter could be discussed with the full Board. **Discuss at next regular Board meeting.**

Outreach for Volunteers in Conjunction with AGM Notice: Include something in e-newsletter encouraging volunteering in the Community Association, particularly to help out with social events. **Glen to mention at the AGM too.**

Update on Spending Items: Did not have time for a detailed discussion of any items. Deb spoke briefly about some preliminary discussions she has had with respect to an outdoor patio area that would require a Special Resolution on spending from the membership in due course due to being over the prescribed \$20,000 threshold.

MOTION: Motion to adjourn the meeting. Made by Jim MacLean, seconded by Lance Titchkosky. All in favour. None opposed. Motion carried.

Meeting Adjourned at 9:55 pm. Minutes taken and completed by Jim MacLean.

Next Meeting: AGM Thursday, June 12@7:00

Action Items		
What	Who	When
Discussion with City Mobility about removal of sediment buildup and plant debris from engineered walkway between 73 rd Ave and the school and the poor condition of portions of that path.	Christa	In conjunction with the current discussion re paving repair that is in progress near the school.
Consider available information of relevance from the City's Community Association updates module when preparing e and print newsletters.	Zonita/Lance	Ongoing.
Inclusion in e-newsletter of latest crime stat info <u>and</u> the general advice bullets re garage door openers, not leaving valuables in cars, suspicious activity, etc.	Jim (Zonita in due course)	Ongoing
Include in e-newsletter: -need for volunteers for casino; -ability to obtain permits for Neighbour Day block party, etc.; and -upcoming public hearing about the development at the Phil's restaurant site. Also an ongoing invitation for residents to volunteer in CKE activities, including the Board.	Zonita	If an e-newsletter being distributed before the relevant time.

What	Who	When
Complete OHAT Survey with Christa.	Glen and Christa	Before month end.
Investigate and make application (if applicable) for Ward Event Fund grant to cover cost of Easter event.	Suzanne	As soon as feasible to try to request a grant before the funds run out.
Work with court leaders about optimized access logistics to the courts.	Jen	As feasible.
Proceed with approved projects re signs for the parking lot (consultation with Harry about sign placement relative to garden) and maintenance cleaning of the courts. Continue implementation with respect to the prior approved expenditures for hall improvements. Further investigation of installation of main floor water fountain and report back to Board.	Jen	As feasible.
Matt to discuss audit timing with current auditor and advise back re status of discussion.	Matt	ASAP, with prompt followup with Board as appropriate.
Obtain new one-year \$50,000 GIC to replace the GIC that expired in March.	Matt and Glen	When feasible.
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 Board meeting
Review draft Procedure prepared by Jim 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.	Matt	Before next Board meeting.
Board members to do resident CKE Community Association card drop offs with residents on assigned routes.	All	As feasible.
Follow up post initial hearing with concerned residents re the development at 8039 Elbow Drive.	Rodney	Quickly.
High level walkabout of the ice rink area with a contact with expertise with asphalt to assess on a very preliminary basis the extent to which it appeared that work would be required to repair or repave the asphalt surface. (This would guide us as to possible next steps.)	Matt	Before next Board meeting.
Determine next steps to be taken with Chinook Park residents about	Rodney and Matt.	As feasible.

What	Who	When
the potential new Chinook Park playground as a Chinook Park residents' project (rather than a Community Association driven project).		
Review City's Licence of Occupation relative to contemplated location of patio and possible shed. Consider potential patio and landscaping ideas.	Deb	Before next Board meeting.
New sound system and potential movie screen projector and screen.	Lance	As feasible.
<p>AGM Logistics</p> <p>-Notice to membership to be issued through Communal;</p> <p>-Reminder in e-newsletter about AGM (consistent with format in print newsletter)</p> <p>-Prepare draft Agenda for AGM</p> <p>-Prepare draft script for AGM re presentation of routine business matters</p> <p>-Prepare highlights of the year</p>	<p>Jim to prepare notice for Lance to distribute through Communal tool to members of the Community Association</p> <p>Jim to prepare and share with Claudette for inclusion in e-newsletter</p> <p>Jim</p> <p>Jim</p> <p>Glen</p>	<p>By May 27</p> <p>By May 27</p> <p>By May 31st</p> <p>By June 5th</p> <p>By June 10th</p>
Potential change of regular Board meetings from 4 th Thursday to 4 th Wednesday of each month.	All members to consider	For the next Board meeting