

CKE Community Association Board Meeting



Date: October 22, 2025

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

Location: CKE Hall

Present - (Highlight yellow):

Glen Haslhofer	Sherri Balm	Debra McArthur	Lance Titchkosky	
Zonita Haggis	Jessica Kopitar	Harry Schaeppsmeyer	Claudia Woolner	
Matthew Watt	Jim MacLean	Redney Smith	Victoria Morley	

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 Deb McArthur, seconded by Sherri Balm. All in favour. None opposed. Motion carried.

Minutes: Spent some time discussing the portion of the Minutes relating to the special meeting of October 8th respecting the two proposed high-density developments in the Community.

MOTION: to approve September 24, 2025 Board meeting minutes. Made by Zonita Haggis, seconded by Sherri Balm. 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: Nothing to report.
- Eagle Ridge: Four assaults at the Rockyview Hospital.
- Kelvin Grove: One assault that actually occurred 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.

- 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

- No Report.
- **Jim to reach out to our new Councillor, Rob Ward, and invite him to our November 26th Board meeting.**

City of Calgary NPC Report: Christa Zaharychuk

- Report shared by email with the Board and the regular attendee list, with highlights below.
- 2025 Building Condition Assessment (BCA) – walkthrough with Stantec & Dan (FOC) took place on July 29th. Draft report to follow, with opportunity for Board to review.
- Audited Financials & Updated Business Plan are currently showing as due.
- Note in the Report that there are benefits to Community Associations (if they choose to do so) to compile information about the number of Board members and Community volunteers and the number of volunteer hours as per the template in Christa's Report. This can be helpful when submitting grant applications, for example.
- Reminder that the deadline for 2025 CCG application is November 28th. A copy of the application form was previously shared by Christa.
- Stump Update: The stump on the north side of the building was ground down by the City. The City would like to know whether they will be able to replant or not. The Board was interested, but wanted to know what type of tree it would be before proceeding, as we didn't want either a poplar or a fruit tree. The City will get back to us in due course.
- The City looked at the engineering walkway in Eagle Ridge. The pathway was too narrow to bring in a repaving unit. Discussions are still going on within the City respecting the responsibility for engineered walkways.
- Christa would like to present an LOC overview to remind us of the obligations we have under our LOC Agreement with the City. **Board needs to allocate time for this at a meeting.**
- Various grant opportunities (including technology grants): See Christa's Report.
- Various workshops on governance: See Christa's Report.

Monthly Hall report: Jennifer Sherstabetoff

- Report discussed at the meeting and shared with Jim after the meeting for inclusion of the relevant portions in the minutes.
- Rental activity down somewhat in September, but that is normal because September is typically a ramp up to normal schedules.
- Total rentals in September were \$10,443.44, with long-term rentals of \$8,266.19 and short-term rentals of \$1,277.25.
- A third party had approached the Community Association about possibly adding a vending machine at the Hall for which CKE would obtain 10% of the proceeds. The Board was not interested in this. Jen to advise the vendor.
- An event is being organized by a resident on December 6th. It would involve the collection of toys for Toy Mountain, donations for the Calgary Food Bank and donations of items for the Mustard Seed. This is similar to an event that was done several years ago.
- **MOTION: to support the Saturday, December 6th event involving the collection of toys for Toy Mountain, donations for the Calgary Food Bank and donations of items for the Mustard Seed by allowing the Hall to be used at no charge for the event. Made by Zonita Haggis, seconded by Sherri Balm. All in favour. None opposed. Motion carried. Zonita to publicize in the e-newsletter and Jessica on Instagram.**
- We collected about \$450 from the recent Community Clean-up event for a donation to charity.

- **MOTION:** to donate the funds raised at the September Community Clean-up event to Brownbagging for Calgary's Kids and for the Community Association to match the funds raised, up to a cap of \$500. Made by Deb McArthur, seconded by Sherri Balm. All in favour. None opposed. Motion carried.

Treasurer's Report: Matthew Watt

- Report shared by email.
- Balances as of October 22, 2025
 - Unrestricted funds in general bank account: \$289,365.52
 - 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: \$145,157.18
 - Total funds under control, subject to restrictions: **\$484,522.27**
- Cash on hand: ~\$434K available for capital projects.
- Audit: Currently with Federation of Calgary Communities.
 - Auditor currently working on file.
 - We want completed ASAP.
 - Timeline for completion now November 12th.
- GIC: Now much more difficult logistically to obtain a GIC because of the way that banks manage new requests.
- Electronic Banking: Setting up electronic banking is much more difficult now because of the way that banks manage new requests. Enmax and Shaw are set up for auto-debit, but none of the other monthly regular payments are. Recognition of an efficiency improvement by setting up auto-debit for the other regular monthly payments, while retaining cheques for other payments. **Matt to handle as per Motion below.**

MOTION: Motion to approve the Treasurer's Report. Made by Zonita Haggis, seconded by Jessica Kopitar. All in favour. None opposed. Motion carried.

MOTION: Motion to set up auto-debit for payment of the monthly recurring payments for the following suppliers: (i) Canadian Linen; (ii) Waste Connections of Canada; (iii) Super Save Group of Companies; and (iv) ADT by Telus. Made by Deb McArthur, seconded by Sherri Balm. All in favour. None opposed. Motion carried.

Planning Report: Rodney Smith

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

904-73 Ave SW and 7331 Keewatin St. SW – Development Permit – DP2025-05362

- New dwelling units – three buildings, 10 units with 10 basement suites (20 units total), with 10 carports constructed over two existing lots.
- Lots already zoned Housing – Grade Oriented (“HGO”)
- Status: In circulation.
 - Note: City of Calgary website states that it is a permitted use and, as such, commenting is not available, even though other information said that comments were due by October 16th.

8039 Elbow Drive SW – Development Permit – DP2024-07032

- New dwelling unit – 2 buildings, 18 units total
- Previous development permit (12 units) was withdrawn and cancelled by SDAB.
- This application is a new application based on a revised design.
- Status: Under Review (no change).
- **Rodney to reach out to concerned resident group rep to advise that we were writing a letter to the City.**

- **Rodney to reach out to the Developer to offer to host a townhall at the Community Centre to provide an opportunity to meet with CKE residents about the development.**
- **Glen, Zonita, Rodney and Jim to complete draft letter respecting this development for review of the Board.**

1027 78th Ave SW – Development Permit – DP2025-04433

- New single detached dwelling (bungalow)
- Status: Under Review (open for comments)

1332 Kelowna Cr. SW – Development Permit – DP2025-04399

- New single detached dwelling (bungalow)
- Status: Under Review (open for comments) (no change)

1408 75th Ave SW – Development Permit – DP2025-04151

- New single detached dwelling (bungalow)
- Re-submitted application with some modifications.
- Status: In circulation

- **Residential Developments Of Note Outside CKE**

7816 Elbow Drive – Development Permit – DP2025-04540

- New dwelling unit (two buildings) – 7 units with 7 basement suites (14 units total)
- Status: Under Review (open for comments)

8028 Elbow Drive SW – Development Permit – DP-2025-01166

- New dwelling unit (two buildings)– 6 units with 6 basement suites (12 units total)
- Status: Pending Decision

7715 7 St SW – Development Permit – DP2025-02010

- New dwelling unit – 5 units with 5 basement suites (10 units total)
- Status: In Advertising (Approved on October 3, 2025)

- **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)
- Max building floor area of 46,939 sq m
- Status: Approved by City Council on June 10, 2025

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: Released (September 22, 2025)

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

- 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: Released (August 18, 2025)

8330 Macleod Tr SE – Development Permit DP2024-08825

- Application for mixed-use development
 - Dwelling units, health care service, outdoor café, restaurant (licensed), retail and consumer service (1 building)
 - Mixed-used building 26 storeys (91 m) in height
 - 1,557.4 sq m of commercial space and 250 dwelling units
- Status: Released (September 26, 2025)

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

- Application for dwelling unit development (current designation allows for this type of development)
- 6 storey building (25 m)
- 97 units, 7680 sq m
- Status: Pending Appeal (Approved (August 29, 2025)
 - Appealed to SDAB

8320 Horton Road SW – Development Permit DP2024-08086

- Application for multi-residential development
- 4 buildings; 6-storeys (24 m) in height, 500 dwelling units
- Status: Approved on May 28, 2025

General Discussion:

- **New Member:** Confirmation of Victoria Morley as new member as a Director at Large.
 - Victoria is a new resident of Kelvin Grove.
- **MOTION:** Motion to approve Victoria Morley as a Director at Large. Made by Zonita Haggis, seconded by Jim MacLean. All in favour. None opposed. Motion carried.
- **Rink repaving project**
 - Currently, we have two avenues to pursue on rink:
 - Remove asphalt, and put down new asphalt pad.
 - Put in place concrete pad.
 - Asphalt for Skating Rink
 - Benefits of Asphalt:
 - Much cheaper than concrete – looking at \$50K to \$70K for installation.
 - Useful life of 10-15 years in this instance – due to thaw/freeze cycle of flooding.
 - Risks of Asphalt:
 - Not addressing issues with pad that asphalt currently sits on. Uncertain of condition, and will need replacing at some point.
 - Shorter life-time than concrete in this instance; 10-15 years compared to 30-40.
 - Concrete for Skating Rink
 - Benefits of Concrete:
 - Longer life cycle; looking at 30-40 years. Almost double the life of asphalt.
 - Address overall site; redoing pad asphalt sits on, and putting a product that bears the load of ice and tractor better.

- Risks of Concrete:
 - Significantly more costly. Looking at a project cost of possibly \$300-\$375K (\$300-350Kish for installation, and \$20-\$40K for material removal).
- Quotes
- Have received two quotes so far:
 - Quote A – Asphalt and Curb Replacement - \$43K + GST.
 - This quote is just putting new asphalt on top of old.
 - Quote B - \$68,700 + GST.
 - Quote is to get remove old asphalt, properly grade pad (may find issues with pad at this time), and put new asphalt on it.
 - This supplier does concrete as well, getting a quote from them for concrete.
- Was planning to have another supplier prepare a quote for concrete pad. This quote would be extremely detailed, and would give great insight on scope of project.
- City Funding:
 - City will cover 75% of project, up to \$300K. So for project costing \$350K, grant funding would support \$262K; Community Association would be responsible for \$88K.
 - Deadline for Application is November 28th. We should try to have this all sorted by November 20th then.
- Outstanding
 - 1 quote each, for concrete or asphalt. Present to Board then.
 - Discuss with rink rats as well, as to what they would like to see.

Board Discussion: There was a lot of discussion about the choice to use asphalt or concrete. There was recognition that concrete would have a longer life. At the same time, there was recognition that the dominant use of the surface was for the rink during the winter (i.e., putting ice over the area). There was also recognition that use of the area other than for the rink was relatively modest and that concrete was a less forgiving surface for users of the basketball courts.

To put the cost of the two alternatives in context, it was noted that the prior paving project was done in around 1993 and the problems with the surface have only really manifested themselves in the last few years. Even assuming a 25-year life, the cost of asphalt was much lower than concrete.

At the end of the discussion, there was consensus that asphalt was the more cost-effective choice.

Another quote is required to satisfy the requirements of the Board's Capital Projects Approval Policy, and the scope of the work should be expanded to include enhancements to curbing around the rink area and, possibly, a path to the rink.

The vision is to submit the application as being subject to confirmation by the Community through a Special Resolution, and Christa confirmed that we could do this.

-Matt to engage with Mike Dunn from the rink volunteer group.

-Matt to obtain additional quotes.

-Detailed recommendation to be provided to the Board as per requirements in the Approval of Capital Projects Policy well before the application deadline. (For questions on

the Policy requirements, reach out to Jim.) Mail ballot process expected to be used, recognizing that the magnitude of the expenditure request is such that it is possible that one or more Board members could require a special meeting to discuss.

-Matt and Sherri to work on the application to the City with assistance from Christa. City application must note that our application is contingent on approval by the Community through a Special Resolution.

- **Pickleball Sound Testing:** Glen provided an update. The consultant is finalizing the draft of the report, and hopes to provide a draft of the report next week. We will review the draft once received and determine next steps (e.g., potential sound mitigation that could require a Special Resolution of the Community.)
- **Update to Business Plan:** Lance and Jim had reviewed the former Business Plan, and thought that it required modest upgrades that could be handled in a regular Board meeting.
- We asked if Christa had something she thought was good from another community. She advised that ours was one of the better ones she had seen.
- **Lance to prepare a draft update in advance of the next Board meeting, so that it could be reviewed at that meeting.**
- **Christa to provide Lance (and remainder of Board) with access to the updated City information for which an older version had been included in the prior Business Plan.**
- **Insurance Policy Renewal:**
 - Insurance policy renewal is upcoming, and funds from casino account will be used to pay for it (~\$16,000).
 - Should use a 5% increase in property value to reflect that properties of this nature have gone up ~6-8%. **Confirmed at the meeting.**
 - Outdoor rink coverage-seems appropriate.
 - Employee dishonesty coverage-confirmed at the meeting that an increase over the current \$50K was not required.
 - Current Directors & Officers Liability of \$10MM-confirmed at the meeting this was sufficient.
 - Abuse Liability: Insurers inquired about this coverage. Board discussed and agreed as follows: (i) find out what our current coverage provides and understand the cost of providing any incremental coverage insofar as there is very modest or no coverage in our existing policy; (ii) understand what coverage of this type the Hopscotch day program has in place; and (iii) otherwise do not include a requirement for this type of coverage as part of the contract for casual renters of the Hall, as this type of requirement discourage renters. Would the scope of this coverage provide the Community Association for protection if there were a problem with a renter? Would we ever have exposure to anything a renter did. **Matt to investigate and report back.**
- **Set date for December Board Meeting: Wednesday, December 17th.**
- **Conflict of Interest Policy Attestation:**
 - Attendees executed. Harry and Rodney to sign at next meeting.

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

Meeting Adjourned at 9:32 pm. Minutes taken and completed by Jim MacLean.

Next Meeting: Wednesday, November 26th @7:30

Action Items

What	Who	When
Invite Rob Ward to next Board meeting.	Jim	Several weeks before. (Need to give Rob a chance to get settled into his new role.)
Christa to advise the Board what type of tree options would be available to put in front of the Hall after removal of the stump.	Christa	As feasible.
Continue discussions with the City respecting responsibility for engineered walkways.	Christa	As feasible.
Make time for Christa to provide overview presentation on the LOC Agreement requirements. (Approximately 30 minutes)	Board	As feasible at November or December meeting.
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 and the general advice bullets re garage door openers, not leaving valuables in cars, suspicious activity, etc.	Zonita	Ongoing
Inclusion of reference about the City traffic and construction app noted in the most recent Ward 11 report in an e-newsletter?	Zonita	As feasible.
Further investigation of installation of main floor water fountain and report back to Board.	Jen	As feasible.
Publicize the December 6 th charity event being organized by community members to support Toy Mountain, the Calgary Food Bank and the Mustard Seed.	Zonita-e-newsletter Jessica-Instagram	As feasible.
Set up auto-debit to pay certain listed regular monthly service providers as per the approved Motion.	Matt	Shortly after the meeting.
Finalize draft letter respecting proposed development at 8039 Elbow Drive for review of the Board.	Jim, Rodney, Glen and Zonita	Shortly after the meeting.
Reach out to the leader of the resident group opposing the development at 8039 Elbow Drive to advise them of our intention to submit a letter expressing our concerns about the project.	Rodney	Shortly after the meeting. DONE
Reach out to the representatives of the developer of the project at 8039 Elbow Drive to offer to hold a town hall for the developer to meet with residents.	Rodney	Shortly after the meeting. DONE
Re potential rink re-paving project: (i) Obtain modified quotes to reflect the cement curbing work and to get an additional quote on asphalt with cement curbing. (ii) Discuss plan forward with Mike Dunn, as leader of the rink maintenance group. (iii) Submit recommendation to Board with detailed information supporting the recommendation.	Matt (with assistance from Sherri as required) Matt Matt (with assistance from Sherri as required)	Shortly after the meeting. Shortly after the meeting. After assessing quotes, but significantly before the contemplated finalization of the draft application to the City to ensure that there is an opportunity for any special Board meeting that may be

What	Who	When
(iv) Work on draft of the application so that it is ready well before the City's required submission date. Structure so that application is very clear that application is ultimately contingent on community approval through a Special Resolution.	Matt, Sherri, Christa	requested about the application. Ongoing, but would want a very polished version in hand around November 15 th for Board review, so that there would be time for adjustments before the November 28 th submission date.
Provide Lance and remainder of Board with updated City survey date of the type included in the prior Business Plan.	Christa	In a timely manner.
Prepare updated Business Plan for review at the November Board meeting.	Lance	A sufficient time in advance of the November Board meeting to provide a reasonable opportunity for the Board to review the draft in preparation for the discussion at the Board meeting.
Discuss with insurers questions with respect to insurance coverage and report back to Board.	Matt	Prior to next Board meeting.
Prepare draft amendment of By-Laws.	Jim	Once greater clarity about timing of Special Meeting of the Community for Special Resolutions re certain spending items.
Have Board members not present at meeting execute Conflict of Interest documentation.	Jim	At next meeting
Be ready to plan for a Special Meeting of the Community Association if and when appropriate.	Executive	If and when required.
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 driven project).	Rodney and Matt.	As feasible- just keeping this as a parking lot item.
New sound system and potential movie screen projector and screen.	Lance	As feasible- just keeping this as a parking lot item.