

CKE Community Association Board Meeting



Date: December 17, 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 Schaepsmeyer	Claudia Woolner	
Matthew Watt	Jim MacLean	Rodney Smith	Victoria Morley	

Observers / Guests:

Christa Zaharychuk (NPC - City of Calgary)	Rob Ward (Ward 11)	Nagwan Al-Guneid (MLA Calgary-Glenmore)
Cst Michael Colbert	Vesna Sertic (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 Rodney Smith. All in favour. None opposed. Motion carried.

MOTION: to approve November 26, 2025 Board meeting minutes. Made by Harry Schaepsmeyer, 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:
 - -Residence broken into and valuables stolen.
 - -Overnight break and enter into a church-electronics stolen.
 - -Delivery vehicle stolen and subsequently recovered nearby.
 - -Parked vehicle broken into and attempt made to steal it.
- Eagle Ridge: Assault at the Rockyview Hospital.
- Kelvin Grove: No events of note.
- 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. **Add reminder in e-newsletter.**

- 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: Rob Ward/Zensa Sertic

- No Report.

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. Still waiting for Draft report. Board will have opportunity to review. **Item for January meeting?**
- Audited Financials & and Updated Business Plan are currently showing as due.
- Opportunity to provide input with respect to the support being received from our Neighbourhood Partnership Coordinator. **We can do this individually. It takes about 10 minutes. Directors to consider doing this given Christa’s ongoing support to us.**
- Christa would like to present an LOC overview to remind us of the obligations we have under our LOC Agreement with the City. This is a City requirement as of 2026. **Include on Agenda for January meeting.**
- Various grant opportunities (including technology grants): See Christa’s Report. Also, a new grant for “Good Places Project Grant”. **Q: Need to review to see if this could be used to offset some of the cost of pickleball sound barriers in due course if we decide to add them?**

Monthly Hall report: Jennifer Sherstabetoff

- Total rentals in November were \$14,670.70, with long-term rentals of \$9,363.45, short-term rentals of \$2,667.25 and indoor pickleball fees (Oct-Dec) of \$2,640.00.
- Cancellation letters sent re waste collection with Waste Connections of Canada and SuperSave for recycling and setting up with the City of Calgary.
- Water fountain on order, and will be installed within ~30 days.
- Gym painted December 12-16

The following motion had been approved through Email motion sent by Glen Haslhofer on December 1, 2025 as per Article 5.9.9 of the By-Laws.

MOTION: To approve proceeding immediately with repairs to the tractor used for the rink with the dealer we use for maintenance (Brandt), so that the tractor can be operational at the earliest opportunity for the maintenance of the rink, with an estimated cost of \$7,500 before GST. The Board acknowledges that the expediency of having the tractor operational and the ongoing relationship with the dealer warrants not seeking alternative quotes for the work required to make the tractor operational. *Eight votes in favour, three non-responses and the President only voting in the event of a tie.*

The following motion had been approved through Email motion sent by Glen Haslhofer on December 10, 2025 as per Article 5.9.9 of the By-Laws.

MOTION: To approve the audited financial statements for Chinook Park-Kelvin Grove-Eagle Ridge Community Association for the year ended March 31, 2025. *Nine votes in favour, two non-responses and the President only voting in the event of a tie.*

Treasurer's Report: Matthew Watt

- Balances in December Report as of December 17th.
 - Unrestricted funds in general bank account: \$290,200.70
 - 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: \$123,377.62
- Total funds under control, subject to restrictions: **\$463,578.32**
- Cash on hand as of October: ~\$413.5K available for capital projects.

MOTION: Motion to approve the Treasurer's Report. Made by Harry Schaepsmeier, seconded by Deb McArthur. All in favour. None opposed. Motion carried.

- One of the recommendations of the auditor was to get a part time bookkeeper, so options are being explored in that regard. **Matt to report back.**
- Auto debits not yet done, but will be done with audit completed. **Matt to report back.**
- **Matt to work with Jen to submit audited financials and Annual Return to the Province.**

Planning Report: Rodney Smith

- Report shared by email.

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: Under Review.
 - Note: CKE Community Association had submitted a letter to the City on October 16th. expressing some of the community’s concerns about the proposed development It has also been shared with our Councillor.
 - The resident spearheading the response of concerned residents as a citizen initiative (i.e., not a Community Association initiative) thought that the letter reflected the concerns of the residents well.

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: In Circulation (since revised plans were issued)
 - Note: CKE Community Association met with the project designer (Formed Alliance Architecture Studio) on November 6, 2025.
 - The City of Calgary issued revised plans for the development permit on December 3, 2025.
 - CKE Community Association submitted letter to the City of Calgary on December 4, 2025 expressing some of the community’s concerns about the proposed development. It was shared with our Councillor and the project designer.
 - The resident spearheading the response of concerned residents as a citizen initiative (i.e., not a Community Association initiative) thought that the letter reflected the concerns of the residents well.

1032 – 80th Ave SW – Development Permit – DP2025-06302

- Conversion of garage to living space and construction of new detached garage
- Status: Under Review (open for comments)

44 Eagle Crest PI SW – Development Permit – DP2025-06160 (previously DP2019-1220)

- New single detached dwelling (17,150 sq. ft residence)
- Re-submitted application with modifications
- Status: Under Review (open for comments until November 27, 2025)

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

- New single detached dwelling (bungalow)

- Status: Released on December 10, 2025

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

- New single detached dwelling (bungalow)
- Status: Released on December 10, 2025

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

- New single detached dwelling (bungalow)
- Re-submitted application with some modifications.
- Status: In Advertising (Approved on December 1, 2025)
 - Any appeal to SDAB due by December 29, 2025

- **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 (no change)

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

- New dwelling unit (two buildings)– 6 units with 6 basement suites (12 units total)
- Status: In Advertising (approved on November 24, 2025)
 - Any Appeal to SDAB due by December 18, 2025

7715 7 St SW – Development Permit – DP2025-02010

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

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

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

- A discussion about potentially trying to convene a small meeting with Rob Ward with some questions and concerns about development applications. **Rodney to put together some bullet type questions for review.**

General Discussion:

- **Rink repaving project:** The entire project (repaving and new curbs) was approved quickly for a 75% grant from the City. We will proceed with a Special Resolution and Special Meeting early in 2026 once there is greater clarity about the sound mitigation outcome for the pickleball courts.
 - Net CKE share of cost will come from casino funds.
- **Update to Business Plan:** Lance had prepared a draft of the Business Plan for review of the Board. There was not time to review the document in detail at the meeting. There were a few comments shared, and others that were going to be shared with Lance after the meeting. Matt had shared a draft 2026 Budget with his December 17th email Treasurer’s Report email, but it wasn’t discussed at the meeting. **Directors to provide Lance comments on the draft prior to the next meeting and to review the draft budget, so that we can try to finalize at the next**

meeting.

- **Pickleball Sound Testing:** Glen provided an update in the context of the report from the Consultant. Glen, Lance and Jim reviewed the earlier draft with the consultant, and some relatively minor changes were made during the consultant's review of the report.
 - The testing was done using a series of defined parameters on September 8th with the cooperation of members of the Pickleball Community. Testing was done using two courts and four courts using both regular paddles and "quiet paddles". Measurements were conducted at a number of locations, including several locations on the north side of 73rd Ave near the courts, in Kelsey Place and in the alley between the homes on Kelsey Place and Kerfoot Crescent. Measured sound levels were then used to create a model.
 - The equivalent continuous average sound levels (L_{eq}) were between ~43-51dBA, which is below the City's Community Standard Bylaw L_{eq} limit of 65 dBA.
 - There is no pickleball noise guidance published by the City of Calgary at this time.
 - For context, a change in sound level of 5 dB is clearly noticeable. A change in sound level of 10 dB is about half or twice as loud.
 - The pulse nature of pickleball play is that the sounds from each paddle strike can be prominent over background noise, such that the maximum sound levels (L_{max}) also needed to be considered. Sound pressure levels at the nearest residences during pickleball play were between ~57-71 dBA, which is noticeably higher than observed ambient levels of ~50 dBA.
 - The L_{max} data supports the concerns of affected residents.
 - The difference between two courts and four courts was not as great as might have been expected. This is mostly because four courts increase the frequency of paddle strikes that are unlikely to be at the same moment. (This is analogous to having two woodpeckers on your house, instead of one. The frequency would be twice as often, but at the same volume.)
 - Quiet paddles were found to provide an average attenuation to maximum sound levels of approximately 9 dBA, which may be perceived as half as loud. This would be a big sound mitigation that would be relatively inexpensive to implement. Equipment restrictions can be difficult to implement in practice, though, such that this would require general buy in from the pickleball community.
 - A barrier system can be affixed to the current fencing to cover the entire north side of the fence and about half of the east and west sides of the courts. This could see a reduction of ~5-7 dBA, which would be a clearly noticeable reduction in sound levels for residents.
 - Some preliminary investigation with one potential supplier indicated that the cost of installing a barrier would be ~\$60,000 before GST, something that would require a Special Resolution of the Community under the By-laws. Further investigation would be required to confirm if the barrier would need to be removed each winter and the expected life of the barrier to provide greater context about this as a possible option. **Lance to check on a high level basis with the supplier, so that we would have more complete information.**
 - It was decided to discuss the report with the pickleball leaders to get a sense of the degree to which a shift to "quiet paddles" would be generally supported. **Glen and Zonita to set up a meeting and report back.** Next steps, including communication of the study results to affected residents to be determined after this meeting.
- **Acquisition of CKE apparel:** Jessica updated us on her ideas for CKE apparel. The t-shirts did not sell as well as expected. The sweat shirts were of great interest, although we need to stock more in the M and L sizes when we order, as those had the greatest demand. Toques would be another item we thought would be popular. By ordering quickly, we would have stock at hand for the February 28th Cheers and Beers event. Looking at selling a bit above cost (e.g., \$65 for sweatshirts and \$25 for toques).

MOTION: To approve the purchase of 72 sweatshirts in different sizes and colour options with a

community logo and 72 toques for ~\$6,700, plus GST. Made by Deb McArthur, seconded by Zonita Haggis. All in favour. None opposed. Motion carried.

- **Potential New Member:** Zonita was approached by someone who might be interested in joining the Board and who had an interest in social events. Zonita was encouraged to follow up to discuss further.
- **Insurance Policy Renewal:** Done.
- **Cheers and Beers Update:** Going ahead on Saturday, February 28th.

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

Meeting Adjourned at 10:00 pm. Minutes taken and completed by Jim MacLean.

Next Meeting: Wednesday, January 28th @7:30

Action Items		
What	Who	When
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. Just keeping this as a parking lot item.
Continue discussions with the City respecting responsibility for engineered walkways.	Christa	As feasible. Just keeping this as a parking lot item.
Make time for Christa to provide overview presentation on the LOC Agreement requirements. (Approximately 30 minutes)	Board	January 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 being careful when warming up cars, garage door openers, not leaving valuables in cars, suspicious activity, etc.	Zonita	Ongoing
Provision of input respecting Neighbourhood Partnership Coordinator as per Christa's update.	All to consider	Before next meeting
Submit Audited Financial Statements and Annual Report to the Government.	Matt/Jen	ASAP
Recommendation on part-time bookkeeper.	Matt	For next meeting.
Implement auto-debit for recurring monthly expense type items.	Matt	For next meeting.
Put together some bullets re questions and concerns re development application process for small meeting with Rob Ward.	Rodney	For next meeting.
Meet with pickleball reps to share results of Sound Study Report and to discuss potential mitigation efforts.	Glen and Zonita	Before next meeting
Check with pickleball barrier supplier whether the barrier would need to be taken down each winter and the anticipated life of the barrier.	Lance	Before next meeting.
Provide final comments to Lance re draft By-laws and any comments on draft Budget to Matt.	Board	Before next meeting, so that we can finalize Business Plan at the meeting.

What	Who	When
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.
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.