

## CKE Community Association Board Meeting



**Date:** February 25, 2026

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

**Location:** CKE Hall

**Present - (Highlight yellow):**

|                |                 |                    |                  |             |
|----------------|-----------------|--------------------|------------------|-------------|
| Glen Haslhofer | Sherri Balm     | Debra McArthur     | Lance Titchkosky | Tali Kowall |
| Zonita Haggis  | Jessica Kopitar | Harry Schaepsmeier | Claudia Woolner  |             |
| Matthew Watt   | Jim MacLean     | Redney Smith       | Victoria Morley  |             |

**Observers / Guests:**

|  |   |                               |
|--|---|-------------------------------|
| Christa Zaharychuk (NPC - City of Calgary)       | Gabrielle Symbalisty (Ward 11 Office)                       | Rob Ward (Ward 11 Councillor) |
| Cst Michael Colbert                              | Nagwan Al-Guneid (MLA Calgary-Glenmore)                     | Kevin Taylor (Ward 11)        |
| Jennifer Sherstabetoff (CKE Hall) (Portion only) | Lauren Duiven/Vicki Duiven (Office of MLA Nagwan Al-Guneid) |                               |

**MOTION:** to approve the current agenda. Made by Deb McArthur, seconded by Harry Schaepsmeier. All in favour. None opposed. Motion carried.

**MOTION:** to approve January 28, 2026 Board meeting minutes, as modified by comments by Glen Haslhofer. Made by Jessica Kopitar, seconded by Deb McArthur. 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.
- Constable Colbert was unable to be present at the meeting.
- Chinook Park: One domestic assault.
- Eagle Ridge: Three assaults at the Rockyview Hospital, involving patients assaulting protective services staff.
- Kelvin Grove:
  - Auto theft: Unlocked vehicle with keys inside stolen overnight. Vehicle reported stolen and subsequently found nearby.
  - Robbery: Liquor theft, staff pushed as offender exited store.
  - Assault: Dispute between high school students escalated to one student slapping another.

Traffic Update re Chinook Park Concerns: Residential Traffic Safety Unit has the request for traffic enforcement along 75 Ave SW area. They rotate communities for enforcement and then select locations. Constable Colbert won't have dates in advance of them showing up.

-SRO has been in contact with the Henry Wise Wood principal to engage students re traffic safety – speed, crosswalks and stop signs.

Lockdown Protocols: Police location information for the two schools and aftercare are x-referenced for consideration on a call for service (i.e. a lockdown at one school, would trigger decision made to lockdown at the other school/daycare based on the event occurring). That said, these considerations and decision making were already standard protocol.

Residential Break-ins, 9pm Routine: There has been an increase in residential break ins city wide targeting valuables (jewelry and cash).

Follow the 9pm routine which includes:

1. Removing valuables from vehicles.
2. Ensuring vehicles are locked, windows are closed and if possible parked in a garage.
3. Closing garage doors and windows.
4. Locking any person-doors in the garage, including those leading into a house.
5. Checking that all house doors – front, back, side and garage – are locked.
6. Ensuring all windows are shut.
7. Turning on an exterior light

\* 9pm routine handout shared. **(Enewsletter item on an ongoing basis.)**

Suspicious vehicles should be reported to Police and documented with photos noting licence plates.

Misc (Ongoing reference):

- 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. **Add reminder in e-newsletter.**
- Also, residents can use 911 (not the regular police line) if they are seeing a crime in progress.

**Ward 11 Office Report: ~~Gabrielle Symbalisky~~ Councillor Rob Ward and Kevin Taylor in attendance**

- No Report per se.
- Primary purpose of attendance was the Churchill Drive traffic situation. (See below.)
- General update in passing on several items, including the status of the blanket rezoning proposal. In that regard, the earliest residents could see the impact of a repeal of blanket rezoning would probably be at some point in August, in which case any existing Local Area Plans would then be in effect. Modifying Local Area Plans would then be a separate review process if that were a path advanced by Council.

**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 29<sup>th</sup>. Draft report forwarded to the Community Association Executive on January 15<sup>th</sup>. Comments due by February 27<sup>th</sup>.
- Updated Business Plan currently showing as due. **(Updated Business Plan approved at this meeting. See below.)**

- Request for Associations to complete annual The annual Organizational Health Assessment Tool (OHAT)/Service Measures Survey (SM) link for the **2025 calendar year** is now open! We are requesting that organizations complete the OHAT/SM **with** their Neighbourhood Partnership Coordinator (NPC) before March 31, 2026. **(Glen Haslhofer will handle with Christa, as was the case for the prior year.)**
- 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. Had planned to address at the January meeting and the February meeting, but other discussion items saw this deferred until March. (There is a part 2 about Board governance, and that will be deferred until the new Board is in place.)
- Various grant opportunities (including technology grants): See Christa's Report. Also, a new grant for "Good Places Project Grant".
  - New grant type: Inclusive Communities-maximum funding \$10,000. Suggestions for Inclusive Communities projects – door openers, ramps, wayfinding systems, acoustic treatments, digital systems, sensory pads, guest speakers or instructors for accessibility topics.

**Monthly Hall report: Jennifer Sherstabetoff**

- Total revenues in January in November were \$13,968.20, with long-term rentals of \$10,145.70, short-term rentals of \$1,522.50, and indoor pickleball (Oct 2025-Jan 2026) \$2,300.00.
- Water fountain installed.
- Mice that require monthly inspections at \$70/month.
- A potential supplier pitching a booking platform that would replace Communal for this purpose. Board had no interest in reviewing the proposal.

**Treasurer's Report: Matthew Watt**

- No Treasurer report provided for the meeting.
- Balances repeated from prior minutes as of January 28th.
  - Unrestricted funds in general bank account: \$288,643
  - Reserve funds in redeemable GIC not included in above: \$ 50,000
  - GIC not included in above (none at this time): \$ 0,000
  - Unspent casino funds, subject to restrictions: \$105,168
  - Total funds under control, subject to restrictions: **\$443,811**
- Cash on hand as of January: ~\$393.168K available for capital projects.

~~**MOTION: Motion to approve the Treasurer's Report. Made by \_\_\_\_\_, seconded by \_\_\_\_\_. All in favour. None opposed. Motion carried.**~~

- **Outstanding discussion item.** One of the recommendations of the auditor was to get a part time bookkeeper, so options are being explored in that regard. Don McArthur will be doing book keeping on a transitional basis before joining the Board later this year. Matt has another book keeper lined up once that transition is complete. **Glen to discuss the status of this further with Matt.**
- Glen advised that Jen and Don have been working well together during the transition on the book keeping.
- **Q: When are we discussing capital planning?**
- Status on change to auto debits for recurring bills? **Matt to report back.**
- Audited financial statements sent to the government? **Matt to confirm.**

**Planning Report: Rodney Smith**

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

**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 16<sup>th</sup>. 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.
  - SB2026-0040 – Application for Subdivision submitted on February 17, 2026
    - Open for comments until March 3, 2026

**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: Approved on February 23, 2026
  - **Deadline to appeal decision to SDAB is March 16, 2026.**
  - 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.

**1308 Carlyle Rd SW – Development Permit – DP2026-00120**

- Addition of front attached garage and covered porch
- Status: Pending Decision

**1032 – 80<sup>th</sup> Ave SW – Development Permit – DP2025-06302**

- Conversion of garage to living space and construction of new detached garage
- Status: Released on January 21, 2026

**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: In advertising (Approved on January 29, 2026).
- Deadline to appeal of the decision to SDAB is February 26, 2026.

**1408 75<sup>th</sup> Ave SW – Development Permit – DP2025-04151**

- New single detached dwelling (bungalow)
- Re-submitted application with some modifications.
- Status: Released on January 13, 2026

- **Residential Developments Of Note Outside CKE**

**7302 Elbow Drive – Development Permit – DP2025-07450**

- New dwelling unit (three buildings) – 6 units with 6 basement suites (12 units total)
- Status: Under Review (open for comments)

**7816 Elbow Drive – Development Permit – DP2025-04540**

- New dwelling unit (two buildings) – 7 units with 7 basement suites (14 units total)

- Status: Pending Decision

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

- New dwelling unit (two buildings)– 6 units with 6 basement suites (12 units total)
- Status: Approved on November 24, 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**

**#303 – 6706 Elbow Drive SW – Development Permit DP2025-07071**

- Conversion of premises to operate daycare
- Status: In Advertising (approved on January 29, 2026)
- Deadline to appeal to SDAB is February 26, 2026.

**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: Approved on February 10, 2026
  - Appeal to SDAB allowed in part (modifications to Development Permit).
- A discussion about potentially trying to convene a small meeting with Rob Ward with some questions and concerns about development applications. Some of the topics were discussed briefly with Rob Ward at the meeting. **Rodney to put together some bullet type questions for review on the outstanding questions.**

**General Discussion/New Business:**

- **Appointment of New Member:** Tali Kowall wishes to join the Board.

**MOTION:** Motion to approve Tali Kowall as a Director at Large. Made by Zonita Haggis, seconded by Deb McArthur. All in favour. None opposed. Motion carried.

- **Change of Traffic Signage at Churchill Drive and Heritage Drive:** As noted in the minutes from the January 28, 2026 Board meeting, the Ward 11 liaison at the time had advised the Board at the Board's April 2025 meeting, with no prior notification, that the City was looking at changing the right hand turn restrictions from Heritage Drive into Chinook Park (including onto Churchill Drive) and the right hand turn off 14<sup>th</sup> St onto 75<sup>th</sup> Avenue during peak hours. The Board confirmed in the discussion that the restrictions on left hand turns from Heritage Drive on to Churchill at peak hours would be retained. The April 25<sup>th</sup> discussion was framed as an update for which the Board was asked if we had any objections. No members of the Board objected to the specific proposals that were presented to us at the April 2025 Board meeting.
- The communication at the time with the Ward 11 liaison was reviewed further after the January 28<sup>th</sup> Board meeting. The specific discussion about the signage change discussed at the April 25, 2025 Board meeting was not actually noted in the initial draft of the April meeting minutes circulated on May 5, 2025 because it was regarded as a routine update from the City and not regarded as significant.

After the distribution of the initial draft of those minutes, we received an email from our then Ward

11 contact that stated in part (emphasis added):

“Also, I noticed that the discussion on removing the no-right turn signs off of both westbound Heritage Dr (at Cross Crescent, alley between these 2 roads, and Churchill Dr), and northbound 14<sup>th</sup> St (at 75<sup>th</sup> Ave into Chinook Park) wasn’t in the minutes. Not sure if it needs to be as there was no motion or action needed, just an update from our office from mobility; my intention was to make sure the CKE CA board did not have an issue with this proposal, noting the request was coming from residents of Chinook Park and from school families from Haysboro, Oakridge, PBP. Left turns off of Eastbound Heritage at Churchill Dr and Northbound Elbow (at 78<sup>th</sup> Ave) would remain as vehicles would need to cross 2 lanes of traffic in these instances vs the right turns which don’t require crossing any lanes.”

Our minutes were updated to reflect this as follows:

- City is removing the no right turn signs off of both westbound Heritage Drive (at Cross Crescent, alley between these two roads and Churchill Dr) and northbound at 14<sup>th</sup> St (at 75 Ave into Chinook Park) based on requests from some residents of Chinook Park and school families from Haysboro, Oakridge and PBP. Left turns off of eastbound Heritage at Churchill Dr and northbound Elbow (at 78<sup>th</sup>Ave) would remain as vehicles would need to cross 2 lanes of traffic in these instances vs the right turns which don’t require crossing any lanes. No objections by Board.

We realized in closer examination of the exchanges that the discussion with the residents at the last meeting of the Board were premised on an erroneous belief that we had been presented with a proposed change for changing the right hand turn restriction from Churchill Drive on to Heritage Drive when that was not actually discussed with the Board at the April 2025 meeting.

The comments to the Board that the left hand turn restriction at peak from Heritage Drive on to Churchill Drive would remain are validated by both the email from the then Ward 11 liaison and the final version of our minutes.

The City subsequently decided to remove the right turn restriction from Churchill Drive on to Heritage Drive (afternoon restriction) and the left turn (morning) restriction signage at Churchill Drive and Heritage Drive without any further communication with the CKE Board.

As noted in the minutes for the January 28, 2026 Board meeting, Kevin Taylor (Ward 11) had advised that the City Mobility group had indicated that there was no intention to re-initiate the right hand turn restriction at peak from Churchill Drive on to Heritage Drive in the absence of safety issues.

Kevin had reached out again to City Mobility after the January 28<sup>th</sup> Board meeting on behalf of the Community Association to: (i) request consideration for the reimposition of the left hand turn restriction at peak at Heritage Drive and Churchill Drive; (ii) confirm whether there were any traffic/speed studies since the early 1990s and to request an updated traffic and speed study for the area (Churchill Drive and Heritage Drive and Churchill Drive and 75<sup>th</sup> Ave SW); (iii) request a review of safety protocols for the school drop off/pick up area near Churchill Drive and 75<sup>th</sup> Ave SW.

The City responded negatively to the request for the reimposition of the left hand turn restriction, but is proceeding with the requested study and review on items (ii) and (iii).

The Board remains very concerned with the potential safety issue inherent with a change in the left hand turn change from Heritage Drive on to Churchill Drive during peak hours, so has requested Kevin to pursue this again with the City in the context of the concerns of the Board on behalf of the Community as a whole, as well as the more specific concerns of the residents on

Churchill Drive.

There continues to be a major concern of at least some residents of Churchill Drive by the change to remove the right hand turn restriction from Churchill Drive on to Heritage Drive at peak because of the significant increase in cross-traffic this has seen along Churchill Drive because of what is largely assumed to be afternoon traffic to and from the schools, along with some additional commuter cross-traffic.

There is no doubt that the change in the right hand turn signage from Churchill Drive and Heritage Drive has seen an increase in southbound traffic on Churchill Drive in conjunction with school drop offs and pickups. (This has also seen some school bus traffic that we will need to review further once the outcomes from the current discussions are known.)

Of great concern to the Board is that the initial City Mobility response to questions by current Ward 11 personnel to the two changes in question is a reference to prior Ward 11 comments about the support by the Community Association for those changes.

The justification for the changes presented by City Mobility is not factually correct.

There was never any request for feedback from the CKE Board to either the change to the right hand turn restriction from Churchill Drive on to Heritage Drive or the left hand turn restriction from Heritage Drive on to Churchill Drive. That the discussion with the Community Association at the April 2025 meeting did not address either of those changes is confirmed by the subsequent email from our Ward 11 liaison at the time and the resultant update to the draft minutes.

The CKE Board requested that Ward 11 personnel use our discussions and the information that we have disclosed to continue discussions with City Mobility on behalf of the Community Association to reinstate the left hand turn restriction from Heritage Drive on to Churchill Drive at peak hours. This is because of our residual safety concerns about making left hand turns at peak across two lanes of traffic at a time when there is likely also a lot of pedestrian traffic using the cross-walks and a high potential for visibility issues. This includes children walking to school from Haysboro across Heritage as well CKE residents walking or biking to school up Churchill. At the very least we believe a full traffic/safety study should be performed.

The CKE Board regards the right hand turn restriction from Churchill Drive on to Heritage Drive as more complex, since the likely impact of a reversion to the former signage would be to transfer diverted traffic to other streets within the Community that already see a high level of their own traffic, largely to and from the schools. However, we are of the view that this change should not have been made without a traffic/safety study and communication regarding this specific change with residents of the community.

In that context, we believe that further discussions with City Mobility with respect to a re-introduction of the right hand turn restriction at peak from Churchill Drive on to Heritage Drive would be conducted on behalf of the residents of Churchill Drive who are very concerned about that change.

That being said, we share fully the major concerns of the residents of Churchill Drive with respect to the manner in which the decision was made, the lack of notification to the community regarding the additional changes and communications that indicate that the CKE Board was involved in these changes when that is not an accurate representation of what occurred.

Note: See Police Update for a discussion about communication with the high school and a request for enforcement.

**Kevin Taylor to continue discussions with City Mobility.**

- **Special Resolutions for Special Meeting:** The Special Meeting has been deferred until Tuesday, April 7<sup>th</sup> to be able to satisfy 21 “clear day” notice requirements. A save the date is being included in the March newsletter, and the required notice to members will be distributed through both Communal and the enewsletter, together with specifics of the Special Resolutions. **Jim to coordinate with Lance (Communal notice to members) and Zonita (a special email blast).**

There are three Special Resolutions.

The first relates to approval to proceed with the upgrades to the paved outdoor rink area. Article 8.2.4 of the By-laws of the CKE Community Association requires authorization of the CKE Community Association members through a Special Resolution for any single expenditure anticipated to exceed \$20,000. Although the net cash exposure to the CKE Community Association of about \$13,100 (before GST) would fall below that \$20,000 threshold, the commitment to the service provider of \$52,307, plus GST, would require the CKE Community Association to remain responsible for payment, with reimbursement from the City for the 75% grant amount in due course.

The second relates to proposed changes to changes to Articles 5.2.1, 8.2.3 and 8.2.4 of the By-laws.

The change to Article 5.2.1 provides the Board with the authority to defer the Annual General Meeting from on or before June 15<sup>th</sup> for any particular year until not later than September 30<sup>th</sup> of that year if the Board determines, by vote, that the deferral is reasonably required in order to present audited financial statements at the Annual General Meeting. This is designed to provide the Board with the flexibility to shift the timing for the AGM in the unusual circumstance that it is not practicable to complete the audited financial statements by June 15<sup>th</sup>. The June timing is quite short given the March 31<sup>st</sup> year, although we have typically been able to achieve it in recent years.

The other changes are to be clear that the financial thresholds in Articles 8.2.3 and 8.2.4 are before GST and other taxes and to increase the Board’s financial authority before which a Special Resolution is required from \$20,000 to \$25,000. The latter is appropriate given the major inflation seen since the pandemic and the fact that the \$20,000 limit has remained unchanged since the initial major update to the By-laws in 2003.

The third is with respect to the term limits in Articles 7.4.3 and 6.4.2 of the By-laws. Article 7.4.3 is an absolute prohibition that no person may be elected as President for more than three one-year terms in succession. Article 6.4.2 states that, “No Voting Member may be elected or appointed as an Officer for more than six years in succession without a Special Resolution of the Membership.”

This is the sixth year in which Glen Haslhofer has served as an Officer on the Board, with service as Treasurer, Vice-President and, in the last two years, as President. Glen has indicated a willingness to re-offer to return as President following the next Annual General Meeting for a third one-year term in the role, as otherwise permitted in Article 7.4.3. All members of the current Board of Directors are supportive of Glen returning for an additional term as President, principally for a Board leadership transition.

This requires a Special Resolution to allow Glen to serve as President for one more year after the upcoming Annual General Meeting only if he were confirmed in that role at the Annual General Meeting in the normal confirmation/election process.

**MOTION: Motion to present three Special Resolutions to the Community members at a Special Meeting**

on April 7, 2026 respecting:

- (i) approval to proceed with the repaving and recurbing project at the outdoor community rink because the front-end commitment of the Community Association, before recovery of the approved 75% City Lifecycle Grant, is above the \$20,000 threshold in the By-laws;
- (ii) approval to changes to the By-laws to: (a) allow the Board to vote to defer the Annual General Meeting of the Association from the current not later than June 15<sup>th</sup> date to not later than September 30<sup>th</sup>, if required to be able to present audited financial statements at the Annual General Meeting; (b) clarify that the amounts referenced in Articles 8.2.3 and 8.2.4 are before GST and any other tax; and (c) increase the financial authority limit that requires a Special Resolution from \$20,000 to \$25,000; and
- (iii) approval to waive the six-year term restriction for consecutive years of service as an Officer in order to allow Glen Haslhofer to return as President for an otherwise permitted third year as President if he were to be confirmed as President for another year at the Annual General Meeting.

Made by Harry Schaepsmeier, seconded by Jim MacLean. All in favour. None opposed. Motion carried.

- **Draft Building Condition Assessment Report:** Contextual comments about the draft Building Condition Assessment Report from Harry, Jen and Jim had been shared with the Board in advance of the meeting.

In the context of the immediate request for comments on the draft Report, the only comments pertained to the presentation of the information about the need for upgrades to the tennis courts in the near-term and the associated cost estimate. It was not sufficiently clear in the early part of the Report that those comments actually pertained to the asphalt backboard area outside the tennis courts on the south side. The Board regards the area as a low use area. The estimated cost also seemed very high relative to the estimates received for paving the entire rink area. We would like this aspect of the Report to be clarified.

There were several other takeaways from the Report that require further consideration, as follows:

- (a) Near-term Maintenance Requirements: The Report indicated some maintenance shortcomings that should be addressed in the near-term. These will need to be addressed. One particular item to be considered in the near-term is a concrete pad on the north side of the building just outside the gym door in an area that was identified as a tripping hazard. We should look at this in conjunction with the recurbing work being conducted this summer.
- (b) Creation of Maintenance Protocol: It was apparent from the Report that there was a process gap, as there is no existing maintenance protocol for management of the Community Hall. A subcommittee was created to address this (Jim, Harry, Lance, Victoria and Jen) and to report back to the Board. The vision is that they will create a list that provides an ongoing checklist that can be used to monitor maintenance activities that have been conducted and that are on the horizon. **Jim, Harry, Lance, Victoria and Jen to report back to the Board.**
- (c) Size of Reserve Fund: We currently have a \$50,000 reserve fund. It was apparent that the expenditures to maintain the Community Hall will increase as the building ages. We will need to assess if the current reserve fund is sufficient, and whether it should be increased to some degree on an annual basis.

- (d) Live Reference Document About Investments in the Hall: One of the learnings from the grant application process for the repaving and recurbing project for the outdoor rink was the need to identify the expenditures that made in accordance with the 5-year Lifecycle Plan since the prior Building Condition Assessment Report and the year in which those expenditures were made. This could be a requirement for a grant, even though those other expenditures have nothing to do with the specific expenditure for which the grant is requested. We will also be asked for this information in any event at the time of the next Building Condition Assessment in 2030. This lifecycle plan sheet should be maintained as a live document as expenditures are made, so that this information is readily available. **Jen to initiate, with a capture of items starting from the last Building Condition Assessment in July 2025.**

- **Pickleball Update:** Zonita did a draft of a letter to be sent to the Court users that was reviewed by a subset of the Board. Glen shared an updated draft with the Coordinators of the Pickle Ball Court Team for their comments. The final version is being distributed.

It includes a statement about the requirement to use “quiet paddles”, the reasons for the change, an offer to allow users who object to this course to receive a refund for their 2026 court fees and, as background, information about the specifics of the sound testing study that confirm that there is an issue with the impact of the pulse sound on nearby residents.

Zonita and Jim had met with several of the concerned residents to discuss the sound testing study results and the rationale for proceeding with mandated use of “quiet paddles”, instead of a structural sound barrier solution (>\$60,000, a required Special Resolution and a predicted sound reduction that would be somewhat less impactful than use of “quiet paddles”) or a solution of reducing the pickleball courts from four to two. They understood the basis for the recommendation, but had some residual concerns about the potential for non-compliance by users that can only be assessed by proceeding with the recommendation.

To support the transition, we will be enhancing access protocols at the gate and buying some paddles that will be stored at the courts in an enhanced storage unit. We have arranged to be able to buy some rackets from the supplier of the paddles at a discounted rate.

**MOTION:** To buy 30 Owl “quiet” pickle ball paddles for up to \$1,000 (plus GST) on behalf of the CKE Community Association to promote the use of those paddles by having some stored on site. Made by Zonita Haggis, seconded by Jim MacLean. All in favour. None opposed. Motion carried.

- **Update to Business Plan:** The Board had previously been provided with a copy of the draft Business Plan and budget. Approve updated Business Plan. **Zonita to post to website.**

**MOTION:** To approve the CKE Community Association 2025-2030 Business Plan, including the budget for the 2025-2026 fiscal year, as shared by email with the CKE Community Association Board of Directors. Made by Zonita Haggis, seconded by Lance Titchkosky. All in favour. None opposed. Motion carried.

- **Draft Letter from Elbow Park Community Association Seeking CKE Support re Repeal of Blanket Rezoning:**

The draft letter had been shared with the Board prior to the meeting. The Board determined it was preferable to prepare our own letter supporting a repeal of blanket rezoning. **Jim to take a first shot at preparing a draft that would see Rodney taking over to finalize.**

**MOTION:** To prepare a letter requesting repeal of blanket rezoning using our own April 2024 letter as a basis. Made by Deb McArthur, seconded by Jessica Kopitar. All in favour. None opposed. Motion carried.

- **Garden Club Request for Funds:** Harry brought forward an item requesting up to \$5,000 for various upgrades and repairs at the Community Garden Area. While no one objected to the idea of providing financial support to the Garden Club in due course, the request was to return at a later date with additional detail about the use of funds in conjunction with a more specific request.
- **Potential Planters:** Deb was looking into the potential for some big planters on the north side of the building, and will report back, including some costing information.
- **Community Cleanup:** Deb has applied to participate in the 2026 community clean up event.
- **Eagle Ridge Breakins:** Constable Colbert was not in attendance. There are concerns in Eagle Ridge with respect to the empty home at 180 Eagle Ridge Drive. There was a high level discussion about the possibility of a Municipal Government Act (MGA) order, and some information was shared after the meeting.
- **Children Easter Egg Event:** This is an annual event, and it will be held on the Easter Monday. Deb will be organizing. **Q: Any City or Ward 11 grant funding for this?**

**MOTION:** To approve up to \$3,000 for the Children’s Easter Egg party. Made by Harry Schaepsmeier, seconded by Jim MacLean. All in favour. None opposed. Motion carried.

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

Meeting Adjourned at 9:35 pm. Minutes taken and completed by Jim MacLean.

**Next Meeting: Wednesday, March 25 @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. <b>Just keeping this as a parking lot item.</b>                                  |
| Continue discussions with the City respecting responsibility for engineered walkways.  | Christa          | As feasible. <b>Just keeping this as a parking lot item.</b>                                  |
| Make time for Christa to provide overview presentation on the LOC Agreement requirements. (Approximately 15 minutes). (Part 2 re Board governance to be deferred until after the new Board is in place.)       | Board            | <b>March meeting.</b>   |
| Consider available information of relevance from the City’s Community Association updates module when preparing e and print newsletters.   | Zonita/Lance     | Ongoing.  |
| Provide feedback on content of the Business Condition Assessment Report to the City.   | Christa to share | Had asked questions prior to the meeting, such that the City was aware. Christa will confirm. |
| Inclusion in e-newsletter of latest crime stat info <b>and</b> the general advice bullets re being careful when warming up cars, garage door openers, not leaving valuables in cars, suspicious activity, etc. | Zonita           | Ongoing   |
| Glen to discuss vision re need for part-time bookkeeper in the context of Don McArthur’s current work to transition to become Treasurer at the next AGM.   | Glen-Matt        | For next meeting.   |
| Implement auto-debit for recurring monthly   | Matt             | For next meeting.   |

| What   | Who   | When  |
|--|---|---|
| expense type items.  |   |   |
| Consider if CKE CA should be saying anything about the subdivision application at Keewatin and 73 <sup>rd</sup> .  | Rodney  | ASAP.   |
| Put together some bullets re questions and concerns re development application process for small meeting with Rob Ward.  | Rodney  | For next meeting.   |
| Kevin Taylor to prepare email to City Mobility with respect to concerns re the changes in turning restrictions at Churchill Drive and Heritage Drive, as noted in the minutes.<br><br>Can use the specific request made to the Board at the meeting to address any assertion made by the City that these specific changes had been made in consultation and with approval of the Community Association.<br><br>Report back as appropriate. | Kevin Taylor  | <b>Report back on response as appropriate.</b>  |
| Board to consider how to address bus traffic on Churchill Drive once response to Kevin Taylor's response from City Mobility is received.   | All   | <b>Once greater clarity obtained on above item.</b>   |
| Invite Councillor, MLA and MP to April Cheers and Beers event as comp tickets.   | Jessica   | Soon, so that they can set in their schedules.  |
| April 7 Special Meeting of the Association<br><br>-Book room<br><br>-"Save the date"<br><br><br><br>-Prepare notification (what and why) for community<br><br><br><br>-Distribute modified motions for any further Board comments.<br><br><b>-Board to provide any comments by end of business Wednesday, March 4<sup>th</sup>.</b>  | Zonita<br><br>Zonita/Lance<br><br><br>Jim<br><br><br>Jim<br><br>All | <b>Done.</b><br><br>Modify timing in the March print newsletter? Special email blast through Communal to members to meet the 21 clear day requirement. Special email reminder to the community.<br><br>Share with Lance and Zonita re Communal notice to members and special email blast in advance sufficient to meet the 21 clear day requirement.<br><br>By Friday, February 28 <sup>th</sup> .<br><br><b>By March 4<sup>th</sup>.</b> |
| Prepare draft amendment of By-Laws.  | Jim   | Specific changes are included in the Motions in the Special Resolutions.  |
| Determine near-term remedial actions described in the draft Building Condition Assessment Report and specifics of actions required.  | Jen   | Work from the draft matrix that summarized the report findings. Before next meeting.  |
| Create spreadsheet to track expenditures made since the time of the summer 2025 Building Condition Assessment as a live document, including data fields to reflect learnings from the assessment discussion.   | Jen   | Before next meeting.  |
| Create matrix for ongoing maintenance protocol   | Jim, Harry, Lance,  | Before next meeting.  |

| <b>What</b>   | <b>Who</b>  | <b>When</b>  |
|---|---|--|
| for the building and other community assets.  | Victoria and Jen                                    |  |
| Distribute pickle ball note re mandated use of quiet paddles.   | Jen   | Shortly following meeting.   |
| Obtain quiet paddles from Owl.  | Glen  | Before next meeting.   |
| Post updated Business Plan and budget on website.   | Zonita  | Before next meeting.   |
| Advise Elbow Park Community Association that we will be sending our own letter re blanket rezoning.   | Jim   | <b>Done following meeting.</b>   |
| Prepare draft letter supporting repeal of blanket rezoning using as a basis our original letter.  | Jim-first draft<br><br>Rodney to lead finalization. | First draft circulated to Glen, Zonita and Rodney on February 27 <sup>th</sup> .<br><br>Complete (with iteration with Board) prior to submission deadline. |
| Planter pots info to be provided to Board.  | Deb   | Before next meeting.   |
| Inquire about potential City or Ward 11 contribution to Easter Egg party.   | Jim   | As soon as practicable.  |
| 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- <b>just keeping this as a parking lot item.</b>   |
| New sound system and potential movie screen projector and screen.   | Lance   | As feasible- <b>just keeping this as a parking lot item.</b>   |