



SCA COMMUNITY ASSOCIATION

Serving Strathcona, Christie & Aspen

277 Strathcona Drive SW
Calgary, AB, T3H 2A4

Phone: (403) 249-1138

Fax: (403) 249-7811

SCA Community Association
Board Meeting Minutes
November 17, 2010

HOUSEKEEPING

Present:

Andy Kneubuhler, President
Joseph Zamuda, Treasurer
Gail Shandro, Past President
Maureen Smith, Secretary
D'Arcy Paladeau, Landscaping Director
Les Ferris, Director
Maureen Fothergill, Program Director
Roy Kuhnlein, Director
Dale Butler, Director

Also attending:

Richard Pootmans, Alderman, Ward 6
Neil Hogg, Toole Peet Insurance

Additions to Agenda

None

Review and Approval of Minutes

Motion to accept the October 20, 2010 Minutes made by Les Ferris, seconded by Roy Kuhnlein. Motion carried.

GUEST PRESENTATIONS

Richard Pootmans, Alderman, Ward 6

A discussion was held wherein Richard Pootmans updated the Board on the progress of the South LRT Construction, including the 17th Avenue lane demarcations and the sequencing of the lights on Bow Trail. The discussion also included the following topics: the 'Temporary' Access Road from Strathcona onto Bow Trail; the proposed development on Strathlea and 85th Street; future plans to double divide 85th Street (comparable to 69th Street); the 69th Street and Highway 8 interchange; proposed

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improvements to the Old Banff Coach Road, Ring Road and further expansion of Bow Trail; and possible access from Signal Hill to the Westhills Shopping complex.

Neil Hogg, Toole Peet Insurance

Neil Hogg and the SCA Board reviewed the current Insurance Policy and discussed increases in Director's liability insurance, Property Damage and General Commercial liability insurance. Other insurance matters discussed were: documenting maintenance programs, WCB, employee and volunteer insurance concerns. There was also a discussion regarding the legal requirements that the Board may have regarding insuring the Programs offered through the SCA (Westhills Sports) and it was suggested that this question should be forwarded to legal counsel. Motion to increase Director's Liability to \$3,000,000 was made by Andy Kneubuhler and seconded by D'Arcy Paladeau. Motion carried.

DIRECTORS' REPORTS

President's Report

Andy Kneubuhler agreed to oversee a committee, made up of Board Members Gail Shandro and Maureen Fothergill, to begin the process of standardizing rental rates and agreements. Tenants will receive a letter advising them of this review process.

Past President's Report

Gail Shandro provided an overview of outstanding renovation commitments including: flooring, landscaping, ice rink and the installation of a new handicap washroom. Roy Kuhnlein will undertake to review the outstanding grants and complete the submission process.

Treasurer's Report

Joseph Zamuda provided the Board with Financial Statements for consideration. Upon the renewal of the SCA's lease with the City of Calgary it may be a requirement that the Contingency Fund be separately held.

Programs

The Board discussed the SCA's relationship with Westhills Sports and the programs they offered in 2010. Joseph Zamuda and Andy Kneubuhler will meet with Michael Smith prior to inviting him to a future meeting to present an overview of the programs and to

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answer any questions from the Board. The Board agreed that the proposed Christmas programs should go ahead.

Maintenance

D'Arcy Paladeau advised that the contractor agreed to repair the furnace at their cost as the original installation was faulty. D'Arcy will also review what can be done to minimize damage to the basement windows.

Meeting Conclusion

Next Meeting Wednesday, January 19, 2011 at 6:30 pm.
Meeting adjourned.

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