



# SCA COMMUNITY ASSOCIATION

Serving Strathcona, Christie & Aspen

277 Strathcona Drive SW  
Calgary, AB, T3H 2A4

Phone: (403) 249-1138

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**SCA Community Association**  
**Board Meeting Minutes**  
**October 20, 2010**

**Present:**

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

**Item 1: Additions to Agenda**

None

**Item 2: Review and Approval of Minutes**

Motion to accept the June 16, 2010 Minutes made by Les Ferris, seconded by Dale Butler.

Motion carried.

Motion to accept the September 15, 2010 Minutes made by D'Arcy Paladeau, seconded by Les Ferris. Motion carried.

**Item 3: Target Topics**

Resignation of Board Member, Adrian Smith, was discussed and outstanding items of his portfolio were reassigned. D'Arcy Paladeau and Les Ferris will continue to monitor and manage maintenance and repair issues concerning the SCA building. Roy Kuhnlein and D'Arcy Paladeau will oversee the maintenance, ice preparation and organization of volunteers for the rink. Roy Kuhnlein also advised the Board that a Capital Conservation Grant in the amount of \$35,000 is available for rink renovations.

The Board discussed the need to set policy and create a job description for the administrative/office staff.

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The Board also discussed the need to recruit new Board Members for the following positions: Sports, Memberships, Communications and Development. Andy will discuss with Dale Butler, the possibility of taking on the Development portfolio.

## DIRECTORS' REPORTS

### President's Report

The Board reviewed the SCA Mission and Vision Statement. Eventually the Board will include 2010-2011 Goals and a Business Plan in the Mission and Vision Statement.

Andy Kneubuhler has drafted Meeting Guidelines that he will distribute to Board members for their review.

### Renovations

Les Ferris tabled a plan for building a Handicap Accessible Washroom. Motion was made by Andy Kneubuhler to accept the plan and proceed with the renovation. The Motion was seconded by Gail Shandro. Motion carried.

Gail Shandro advised the Board that the remaining interior renovations would cost approximately \$125,000. Gail will meet with the SCA Treasurer before any decisions are made to proceed with the remaining renovations.

### Programs

The Board has also undertaken a review of the SCA programming. The Board will investigate if the programs offered fulfill our Mission and Vision Statement and will review the economic viability of programming and our arrangements with organizations that provide programming for the SCA.

A Proposal for a Hockey Program using the SCA rink was tabled. The Board decided that since the outdoor rink season is so short, that it not restrict the use of the rink for residents in general. Motion to decline the proposal was made by Gail Shandro and seconded by D'Arcy Paladeau. Motion carried.

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New Fine Arts programming has commenced in the basement area of the building.

## Tenants

Maureen Fothergill tabled a detailed summary of Tenants and rental rates categorized by space or room. Gail Shandro and Maureen Fothergill have undertaken the task of beginning to standardize rental rates, review and standardize rental agreements and bring all agreements up to date. The SCA will adopt a standardized rental agreement for all tenants. A number of Surveys and Reviews were suggested: A Building Usage Review, User Survey to determine the demographic of renters, a professional Market Study to determine if the SCA rental rates are comparable to similar facilities in the city and a review to make sure that rental policies are in line with our Mission and Vision Statement.

Andy Kneubuhler will draft a letter to tenants explaining that the SCA is in the process of reviewing all rental rates and agreements. Future rental agreement renewals may be made for a shorter period of time (6 months) until the review process is complete.

## Traffic

Les Ferris advised the Board that the City is in the process of properly marking the curb extensions that were recently completed. The issue of speeding continues to be a concern in the community and the City of Calgary Police has responded to the community's concerns by ticketing more speeders. Les also informed the Board that the Playground signs outside of Olympic Heights School need to be replaced.

## Horticulture

D'Arcy Paladeau advised the Board that the landscaping of the front area of the building was proceeding according to the approved plan. The cement will be poured, mulch and soil put down before winter sets in. Planting will be deferred until the spring.

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## **Development**

It was brought to the Board's attention that U-Haul rental vehicles were being parked in the lot that services Strathos Restaurant and Bar and Think Sun Pre-School (among other merchants and services), restricting the parking space for merchant clients. Regretfully the Board cannot intervene on behalf of the merchants – it is a private shopping mall and the merchants must deal with the owners and mall management directly.

## **Item 6: Meeting Conclusion**

Next meeting Wednesday, November 17, 2010 at 6:30 pm.  
Meeting adjourned.

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