

**CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas**

**Minutes of the 2026 Annual General Meeting**

**April 15, 2026 – Odd Fellows Hall, High River**

**Meeting was called to order at 7:00 PM**

**Barb Warner (President) served as Chair**

- 1. Quorum** was established with 21 of 22 units represented by owners or proxies. Sign in sheet is available. Directors on the Board were introduced: Barb Warner, Wayne Bulloch, Paul Blomfield, Jessie Mackenzie and Janice Carlson.
- 2. Opening Comments by Chair:** Chair thanked everyone for coming and commented that the turnout for our AGM is exceptional. Meeting was identified as the Annual General Meeting of Condo Corporation 1513108.
- 3. Proof of Notice of Meeting:** Chair confirmed that proper notice of the meeting was provided by email or direct delivery on Friday, March 24, 2026 or 19 days prior to the meeting.
- 4. Minutes of the AGM held on April 24, 2025,** were provided to all Owners prior to the meeting. Chair called for a motion to waive reading of the Minutes and approve Minutes as circulated. Eunice Schmuland moved, Fritz Peyerl seconded. Motion carried (21 votes for, 0 against
- 5. President's Report:** The major project in 2025 was the replacement of mulch on both the North and South sides. This included construction of a border on the south side to keep mulch from washing away. Many thanks to Hamish Mackenzie and Bent Thomsen for their hard work.

Although the Reserve Fund study provided an allowance in 2025 for deck and siding/stucco repair, no issues were observed and that allowance will be available in the future when required.

So far in 2026, a street light has been replaced and there is some work to be done on exterior doors of two units. Leaky downspouts continue to be an issue and the Board is looking at replacing/reconfiguring all of them to eliminate joins above the driveway and walkway. Quotes will also be obtained for crack sealing on the roadway.

Barb thanked her fellow Board Members for their work during the past year. She noted that Janice Carlson continues to keep the Financial side in order, Jessie Mackenzie (along with Hamish) looks after landscaping and is the liaison for the snow removal and landscaping contract with Farmboy. Wayne Bulloch keeps a close eye on the Mechanical Rooms and also maintains the Maintenance Binder so there is a record of all the maintenance performed and Paul Blomfield for his valuable contributions and insight due to serving on other condo boards.

## 6. Reports From Officers:

**Maintenance:** Wayne Bulloch reported that everything has been quiet on the mechanical end. Hot water temperatures have been good and there have been no leaks. He will be getting quotes on crack sealing the roadway and down spouts.

One toilet was inspected because it appeared to be backing up. The plumber explained that the toilet in the small bathroom behind the kitchen is “dry” vented. When flushed, air is pulled from the sink and toilet. This is why the toilet can sound a little noisier when flushed and sometimes requires an extra flush.

**Snow Removal/Landscaping:** Jessie Mackenzie reported that Farmboy Landscaping has been very cooperative and ready to correct deficiencies if they occur. She has requested that the 4 wheeled loader should not be used to clear the driveways as it is too heavy and risks damaging the concrete. Only the bobcat is allowed. Brushing the sides of the road to enable them to melt quickly and provide a dry walking surface is working well.

As far as spring/summer work is concerned, there is a dead bush at the entrance that requires replacement and she will continue to maintain the flowering plants as needed.

**Financial Report:** The Treasurer, Janice Carlson, highlighted some aspects of the Audited Financial Statements as follows:

- i. **Fiscal 2025 Operating:** We finished 2025 very close to budget in every category. There were no major unexpected expenses, so no Contingency funds were used. The removal of the carbon tax decreased our natural gas costs considerably. These two factors enabled us to accumulate us enough funds to pay the 2025-2026 insurance premium in full and avoid financing costs. A monthly amount of \$1500 is being transferred to a savings account so that we can prepay our insurance again in November.
- ii. **Reserve Fund Balance:** The major reserve fund expense in 2025 was the mulch renewal on the North and South sides. The balance at the end of 2025 was \$206,543. Due to unused allowances this was \$36,000 more than the Reserve Fund Study forecast. This means our Reserve Fund is healthy and available when we do need to spend money on these repairs in the future.
- iii. **Concerns:** Of serious concern is our water consumption. January/February 2026 was 22% higher than the same period in 2025. The Board would like everyone to test their toilets for silent leaks using the food dye test. One leak has already been discovered using this method. If no change is noted after everyone has tested and repaired, the Town of High River will be contacted to check the meters. One suggestion was made that meters be verified by checking it at 2:00am. This will be considered if TOHR is not cooperative. Janice was asked why we didn't contact TOHR immediately. Her response was that we are more likely to gain cooperation by testing first. Another owner said that calcification had been an issue in his toilet tank and a vinegar treatment had helped.

There were no questions on the Financial Statements.

7. **Appointment of Auditors:** The Chair reported that the Board is very satisfied with Murray Hunter Professional Corporation as Auditors for 2025. They have not increased the price for the audit since they were initially hired in 2021. Bob Warner moved that they be appointed for the 2026 audit. Mike Day seconded the motion. Motion carried unanimously (21 votes for, 0 against).

## 8. Election of Directors

- a. **Resignation of Board Members:** - The Bylaws state that “At each Annual General Meeting of the Corporation all the members of the Board shall be deemed to have retired from office, and the Owners shall elect new members accordingly.”
- b. **Motion Confirming Number of Board Members:** Five members still seems to be optimal. Peggy Armstrong moved that the number of Directors remain at five for the coming year and Gracia Ladobruk seconded the motion. Motion carried unanimously (21 votes for, 0 against).
- c. **Election of Board Members:** Paul Blomfield, Wayne Bulloch, Janice Carlson, Barb Warner, and Jessie Mackenzie indicated that they were willing to serve as Directors for the coming year. The President asked if there were any other owners who would like to put their name forward to serve on the Board but there were no volunteers. The five candidates were elected by acclamation.

## 9. Other Business:

- a. **Fibre Optic Project:** Janice Carlson reported on the Fibre Optic Project currently underway in the complex. As per the earlier email sent out to all residents, there is no cost in having the box installed on the exterior of our units. Each owner/resident may decide if they wish to have Telus provide the connection to the interior and setup services with Telus. Telus will soon be contacting owners with their offers. Often there is a “bulk” deal when fibre is brought to a neighborhood.
- b. **Access for Emergency Services:** Last year emergency services were called to a unit but the locked door delayed entry for a considerable amount of time because the resident had fallen and could not get up to unlock the door. Bob and Barb Warner visited the Fire Hall to inquire what options would be available to prevent this from being an issue in the future.  
**1<sup>st</sup> option** – placing a lock box on the south Mechanical Room Door which could hold either a Master Key or individual keys. 911 services would have the “unlock” code to enable Emergency Services to retrieve the key. **Cons:** For a master key, residents would have to have their front door locks rekeyed. Fritz Peyerl expressed a concern that a lock box could still be vulnerable to theft of the key(s).  
**2<sup>nd</sup> option** – storing garage codes with 911. Emergency services could contact 911 for the code if needed. Residents may need to make a key available in the garage to open the connecting door from the garage to the living area if they normally lock that door. Eunice Schmuland commented that she had worked as a dispatcher and felt that this was the better option as the 1<sup>st</sup> option could slow down response time as appropriate key was retrieved.  
Owners were asked to give some thought to their personal situation, and the Board will send out more information in the coming weeks.
- c. **Street Parking:** It has been noted that there have started to be some vehicles parking on the street for a considerable amount of time when visiting. This is a safety concern for vehicles backing out of their driveway and emergency vehicles accessing a unit. The Board does not wish to make this a towing issue but may need to act if this continues.

- d. **Problems/concerns in individual units:** The Chair reminded everyone that it is important to email concerns to the Board or provide a written letter to a Board Member. She acknowledged that, wishing to be helpful, Board members were not always consistent in asking owners to put concerns in writing. However, they will try to insist that we do not follow up on any concern until we have a written request. This is mandated in the Bylaws and will be a protection for owners and for the Board.

**10. Questions:**

The Chair opened the floor to questions:

- a. **What can be done if the back deck plug is not working?** Wayne Bulloch advised that the front patio plug is connected to the rear deck outlet and has the ground fault reset. Doing a reset should restore power to both outlets.
  - b. **Sometimes delivery drivers have difficulty finding our location. Could something be done about the sign on 21<sup>st</sup> St to make our complex more visible?** Our addresses are now on Google Maps so GPS should help. The Board will look at what more could be done.
  - c. **Would it be possible to put cameras back on the fence as they did seem to deter vandalism?** The Board will look at doing that.
11. There were no further questions, and the Chair called for a motion to adjourn. Ken Neufeld moved that the meeting be adjourned, and Fritz Peyerl seconded the motion. Motion carried (21 votes for, 0 against). Meeting adjourned at 8:00 PM