

**WSCR CA Monthly Board Meeting
November 1, 2011 at 1900 hrs
West Springs Calgary CO-OP**

Directors in Attendance: Lars Lehmann, Wayne Kubasek, Chris Tattrie, Dionne Batchelor, Mario Forcinito, Don Nicolson.

Members in Attendance: Don McLeod, Kevin MacDonald

Regrets: Cara Griffeth, Tom Malyszko, Carrie Smith, Mary MacLeod, Michael Solway, Sandra Dragich, Trish Cardell-Robertson, Brian Seo

Guests present: Aldermen Richard Pootmans

City of Calgary Community Recreation Coordinator: Regrets: John Merrimann.

Call To Order:

Meeting called to order by Lars Lehmann at 1905.

Approval of Agenda & Minutes from Last meeting:

The WSCR agenda for the meeting was adopted. Approval of Minutes from last meeting, motion made by Don Nicolson and seconded by Mario Forcinito, motion carried.

Agenda/Presidents Report:

Agenda: No new items added to the agenda.

Presidents Report: Lars

- Deferred to discussion of individual items below

Agenda Item

Treasures Report: Dionne

- Some Board members would like to see more detail behind the financial summary document. Dionne can provide the materials and method for Board members to source the related detailed information.
- Society Annual Return paper work for 2010 and 2011 completed and submitted to the Alberta Registry.
- Nothing new to report see- Attached Financial Statement for the period April 1, 2011 August 31, 2011.

Agenda Item

Development Report: Wayne et al

- We met with WinSport October 13th at their request to discuss a condition approved by CPC that would require WinSport's developer to build out core office development on Sites 6 and 7 prior to complete build out of the retail component. Given the apparent current lack of market demand for suburban office space, WinSport advised that would significantly de-value their land and materially affect their own recreation and sport development plans. We agreed to make a submission for the November 7th public hearing that recommends a more balanced approach to core office and retail development. That submission was circulated to WSCR Board members and submitted to the City this past week.
- We met with the developer of the parcel at the SE corner of 85th St and OBCR and representatives of the Acreage Owner's Group (AOG) on Oct 13th to discuss the specifics of the development proposal for the 5 acre parcel and more peripherally the proposed ASP amendment for the approximately 22 properties in the area. We re-iterated our concerns about any commercial and retail component on that corner and pushed for consideration of a higher density multi-storey condo/apartment development instead. The next WSCR CA meeting with the City is scheduled for November 23rd. Timing for an Open House on the proposed ASP amendment to solicit community input has yet to be determined.
- Earlier this year, we submitted objections to a proposal by the owner of the parcel at SE corner of 77th St and 10th Ave to re-develop the parcel. Specifically, we objected to single family lots with driveways fronting on to 10th Ave. The Applicant has withdrawn that portion of the proposal, restricting the proposal to re-development of the southern portion into a cul-de-sac of single family bare land condominiums. The amended plan is posted on our website. A few comments/questions have been sent to the File Manager.
- Development Permit application drawings have been received for the ~26,700 sq. ft. supermarket on the SW corner of the Roy-Op parcel at 85th St and 9th Ave. The concept is consistent with that shown at the time of the LUA application with the exception the location has been changed to the SW corner of the parcel from the NW corner of the parcel, supposedly at City insistence. Comments are due November 10th.
- A meeting is scheduled with representatives of Attainable Housing Corp on Nov 4th to discuss status of the proposal to build attainable housing on the parcel of land directly south of the new Petro-Canada station on 89th St. This land has been zoned for a multi-family complex for this specific purpose. The key issues for us will be orientation, elevations, and architectural features. Given the sensitivity of such housing, it will be important to provide Board members with lots of factual information to answer questions.

Agenda Item

Sports Report: Brian

- No report.

Agenda Item

Newsletter & Communication: Chris

- Newsletter deadline was October 28th
- Attended City of Calgary Screening Fences meeting on 18-Oct-11. Main points of interest:
 - Screening fences are those normally places on private residences to separate

Community Screening Fence is defined as:

“A community screening fence is similar in appearance to typical back yard privacy fencing. Screening fences are typically constructed at the time of residential subdivision development, and are intended to provide visual screening of private residences and amenity spaces from adjacent uses. Screening fences are also employed to provide a consistent visual aesthetic to community boundaries. Screening fences are not intended to provide noise attenuation (i.e. they are separate and distinct from noise walls). Screening fences are typically constructed from wood, but brick, stucco, and vinyl designs have also been approved by The City. In appearance, screening fences may incorporate small gaps between panels, are typically around 1.8 metres (six feet) high, and are located so as to block direct line-of-sight Developers purposely place screening.” (LPT2010-68, 2010).

- Many landowners don't know they are responsible for the upkeep and repairs on screening fences.
 - Many landowners that have an entrance sign marking the community (i.e. Cougar Ridge – 85th street & OBCR) name don't know they are responsible for the upkeep and repairs.
 - There are problems with inconsistent repairs being performed on the fences resulting in a patchwork look.
 - Since the fences are on private property the city, Resident (RA) or Community Associations (CA) must obtain permission prior to helping with repairs or painting
 - City is working on details to give RA's more power in accessing the fences.
 - RA may want to start a fund to cover some of the costs or help home owners. Have the developers put funds away for this.
 - Bylaws are ineffective, reactive, adversarial and their must first be a safety hazard before bylaw can do anything.
 - No magic bullet.
 - Stucco fences appear to last the longest, but repairs can be costly.
 - What role should our planning committee play in commenting on developments and asking for the best screen fencing for longevity?
 - RA and CA should work together.
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- Action: Planning Committee needs to work with City File Managers to enlighten them on the need for stronger commitments in the Conditions of Approval in Land Use amendments to help ensure better quality fences. CAs have no significant input in these COAs, nor do we to comment on them.

Agenda Item

Seniors Committee Report: Mary

- October 19th, Mount Pleasant Community Association held a seniors roundtable and luncheon for which we provided facilitation. Twenty seniors participated (population of seniors is @ 800) in discussion to revive involvement with the community association.

Many ideas were offered. The following top four suggestions were:

- 1.) Speakers series offered bi-monthly or quarterly on a variety of topics: IT, finance, safety, horticulture, travel, health
- 2.) Road trips/excursions locally and further afield. Historical tours, hiking, sight-seeing.
- 3.) Monthly coffee/tea with alternate activity months for games like scrabble and bridge.
- 4.) Good Samaritan activities with organizations like Mustard Seed, Inn from the Cold.

Other suggestions:

Movie night, walking group (spring, fall & summer), yoga (winter), community kitchen, skating/shinny, bi-annual dances.

- Eldernet as sent some census information and contact for Melissa Kelly (Van Hal), Research Social Planner at the City of Calgary.
- We are still receiving e-mails from other communities after the Federation e-mail out. Communities to date that have replied and we are exchanging ideas with are:
 - Whitehorn
 - Mount Pleasant
 - Willow Ridge
 - Valley Ridge
 - Tuscany
 - Parkdale
 - Haysboro
- We have been invited to participate in workshops offered by the City of Calgary “How to Host a Community Conversation with and for Seniors” on Nov. 10, 2011 and Nov. 20, 2011. Mary will attend. The workshops are for people affiliated with a CA and have an interest in seniors. Diane Janota who is coordinating this series was one of the facilitators at the Mt. Pleasant round table.
- Please see attached information for Adopt-a-Grandparent for Christmas campaign and consider donating and/or forwarding

Seniors Committee Report continued

- Next Steps:
 - 1.) Attend workshops in November
 - 2.) Complete scan of offerings in WSCR and surrounding CAs
 - 3.) Develop communication strategy for gathering seniors input re wants and needs that CA can support and update website with links to programs and services.

Agenda Item

Membership Report: Mario

- WinSport community discounts were arranged in a way to lead members to contact the association for a valid coupon. This program will help to raise the profile of the WSCR among members and help us build a database for future offerings and to increase membership.
- A significant amount of effort was dedicated to setup and test the Wild Apricot membership software. From the point of view of membership, this system will make volunteers job a lot easier.

Agenda Item

System discussion and Decision: Kevin and Chris

- The systems strategy committee completed their assignment and are recommending an integrated online member management software supplier.
- The committee thanks several Board and Committee members for considerable effort in assisting in the evaluation of Wild Apricot.
- The four attachments provide the recommendation itself and three appendices. The appendices are our original goals, summary of the musts and wants from department heads last May and a cost breakdown.
- Moved by Kevin MacDonald and seconded by Don Nicolson that WSCR CA enter into an annual contract with Wild Apricot, an online membership management software provider, to provide an integrated membership registration system, sports and events registration system, mass email system and a website to replace the ad hoc stand alone systems currently in place, and further to contract an outside supplier for website design and transfer of data from the existing website to the new website. Carried
- Moved by Wayne and seconded by Dionne that Kevin and Chris develop a timeline to develop the final transition to the new system by January 15th. Carried
- Lars thanked the committee for a job well done.

Agenda Item

Needs and Wants Session: Kevin and Chris

- Kevin led a discussion on the attached documents: Ranking Summary and Business Plan.
- There was consensus that requests for agenda items, and committee reports, need to be submitted by Friday night for the following Tuesday Board meeting so that busy members could absorb the materials on the weekend.
- Don Nicolson will take a look when time permits on owning our own signs and/or different types of signs.
- Kevin will work with Dionne to set up an invoice approval process and help ensure invoices are provided to Dionne on a timely basis.
- Moved by Don Nicolson and seconded by Mario Forcinito that WSCR CA adopt the Ranking Summary and Business Plan as a working document, and further to be reviewed quarterly. Carried
- It was generally agreed to focus on low hanging fruit (blue items) contained in the working document with exception of volunteer deposit.
- It was agreed that social events for Board members and volunteers would enhance recognition and team building for WSCR CA.

Motion to adjourn the meeting by Don Nicolson, seconded by Dionne Batchelor, none opposed, motion carried. Meeting adjourned at 2045.

Next meeting December 6, 2011 1900 Calgary Co-op upstairs in the community room.

Signed by:

President _____ on _____

Secretary _____ on _____