



Shawnee-Evergreen Community Association - Directors' Meeting Minutes

Date:	Tuesday March 21, 2017
Location:	South Gate Alliance Church library (Room 101) - 1436 James Mckevitt Rd SW

Attendees:

<u>Directors:</u>					
Sarah Breu	X	Richard Dingwall	X	Zeinab El Kady	√
Liala Elrafihe	√	Ian Jobe	√	Ajay Khanolkar	X
Michael MacLeod	X	Barbara Murray	X	George Payson	√
Sharon Raduloff	X	John Raich	√	Norm Rousseau	√
Brad Smith	√	Peter Snell	X		
<u>Guests:</u>	Marcello Chiacchia (Genstar)				
<u>Members:</u>	Lynn Jobe		Maureen Haight		
	David Jacobs				

1. A quorum of directors (5 or more) being present, the meeting was called to order at 7:05 P.M.
2. Review and acceptance of Agenda

Motion:	Accept Agenda as presented.
Moved by:	Norm Rousseau
Seconded by:	Ian Jobe
	Carried

3. Shawnee Park Update

1. Development Update

- Phase 5 servicing starting end of March should last 2+ months
- Phase 6 – Servicing end of April
- Traffic light installation to start mid-April – In service July 2017

Discussion around additional grading/stripping for next Phases.

- Community expressed strong preference for grading to be done in stages rather than wholesale grading of the entire site.
- Community concerns around dust vs. Genstar concerns around cost (economies of scale) and “getting it all done” at once.

2. Sales Update

- Phase 1 - 12 of 17 houses sold on Shawnee Drive
- Phase 2 - 5 sales and 4 spec homes – Target opening date for Show homes on June 3rd
- Phase 5 – Building permits expected April 24 with lots being released on that day.
- Phase 6 – July release

Shawnee-Evergreen Community Association - Directors' Meeting Minutes

3. Other Items

- Genstar in receipt of recommendations from SECA recreational committee – With take approximately 1 month to review our recommendations.
- Relative to wetland areas, water act approval is expected to be granted by City of Calgary within 1 month and work will then need to be completed within 12 months of the permit being issued. Reconstruction of the wetland will follow.

4. Acceptance of Previous Directors' Meeting Minutes

Motion:	Accept Minutes for February 21, 2017 Board of Directors' Meeting as issued.
Moved by:	Liala Elrafihe
Seconded by:	Norm Rousseau
	Carried

5. President's report

No material issues brought forth by Brad. Some ongoing email exchanges with Cardel re: generator noise and a short on-line AGLC survey was completed. Survey was general in nature and not related to a specific SECA casino.

6. Other Director reports

1. Development

- Norm was pleased to report that SECA heard back from the City of Calgary Parks Planner who confirmed that all the public parks in Shawnee Park shall be accessible to the general public. Full access will be granted once a Final Acceptance Certificate (FAC) is granted by the City; however, access prior to that could be limited due to construction activities. See Appendix "A"

2. Social

- Easter Egg Hunt is ready to go and volunteers will be needed. Since these minutes were written after the hunt, I'd like to thank Sarah and suggest it was a great success! – Well Done!

3. Cardel Rec Centre South

- Cardel is selling community Membership cards on behalf of SECA! When people sign up for programs at Cardel, they are apparently presented the opportunity to purchase a community membership. Cardel also offers a 10% discount to SECA members (which helps sell the memberships!). Also, they are working towards greater energy efficiency at Cardel Rec Centre which, if you've been to the rink lately, you'll notice because it is freezing in there!

4. Trico

- No updates

5. Beacon Hill

- No formal updates, but George reported generally favorable outlook at Beacon Hill with recent sales suggesting condo values are increasing.

Shawnee-Evergreen Community Association - Directors' Meeting Minutes

7. Old Business

1. Recreation Committee

- David Jacobs input re: pathways and park development – David indicated that the condo association will be responsible for pathway maintenance but there will be public access/easement on the paths.
- Discussion regarding SECA recommendations submitted to Genstar/Cardel re: Green Space. After discussion, the following Motion was passed:

Motion:	SECA will be willing to use both “in the bank” and pending Casino money to enhance development of the new Pond park.
Moved by:	Ian Jobe
Seconded by:	Liala Elrafihe
	Carried

8. New Business

Nil.

9. Adjournment

Motion:	Meeting be adjourned at 8:40 P.M.
Moved by:	Ian Jobe
Seconded by:	Liala Elrafihe
	Carried

Minutes prepared by: Brad Smith

Next meeting: Tuesday April 18, 2017, 7:00 PM in library at South Gate Alliance.

From: [Cichowlas, Rafal](#)
Sent: March 21, 2017 3:23 PM
To: [Norm Rousseau](#)
Subject: FW: Parks Re Sending

Hi Norm,

I've received a response back from our Parks Planner who confirms access to the public parks will be accessible to the general public. One particular note is that the area developer can restrict access to people if they want due to construction etc... Full access to the site would be granted at the FAC (Final Acceptance Certificate) that is when the City takes over ownership.

Hope that answers your question.

Regards,

Rafal Cichowlas, B.Sc., A.T - Arch, RPP, MCIP
Senior Planner, South Area Planning
Community Planning
Planning & Development
The City of Calgary | Mail code: #8073
T 403.268.2077 | **F** 403.268.1997 | **E** Rafal.Cichowlas@calgary.ca

Floor 5, Municipal Building – K4, 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

ISC: PROTECTED



From: Wu, Shimin
Sent: Tuesday, March 21, 2017 2:54 PM
To: Cichowlas, Rafal
Subject: RE: Parks Re Sending

Hi Rafal:

You are right . All the public parks in Shawnee Park shall be accessible for the general public after they are FACed and transferred to the City. The access to a park are usually through a public road. In the case that a park is not adjacent to a road, a public walkway or easement should have been contemplated at the outline plan stage to ensure public accessibility. Please note that before a park is FACed, area developer can keep people out of a park (if they want) since it is still in the developer's hands for maintenance.

In terms of amenities proposed in a park, they should be reflected on the landscape construction drawings and subject to the approval of Parks.

Hope this helps,
Shimin

From: Cichowlas, Rafal
Sent: Monday, March 20, 2017 1:31 PM

To: Wu, Shimin
Subject: FW: Parks Re Sending

Hi Shimin,

I had Norm from SECA C.A ask me about the S-SPR land in the middle of the development which has the play area. I'm assuming that this will be in the hands of the City and that access is not limited to the new community but everyone can use the play area.

Can you just confirm this.

Thank you,

Rafal Cichowlas RPP | MCIP
Senior Planner – Community Planning (South)
T 403.268.2077 | E Rafal.Cichowlas@calgary.ca

From: Norm Rousseau [<mailto:Norm@view-our-homes.com>]
Sent: Monday, March 20, 2017 9:41 AM
To: Cichowlas, Rafal
Subject: FW: Parks Re Sending

Rafal

You may be able to answer some of my concerns regarding parks in the Shawnee Park/Cardel development.

Are the parks designated S-SPR open for the public for perpetuity once they are completed? Will we have access through the complex to get to the parks or will the home owners association or condo boards have the power to restrict our access from the surrounding communities?

The reason I am concerned is that we have a team working with Cardel to help with ideas for the parks and maybe install some activity equipment.

Norm

Norm Rousseau
Shawnee-Evergreen Community Association
Director of Development
14014 Evergreen Street S.W.
Calgary, Alberta T2Y 2X1
Res: 403-256-7831
Cell: 403-818-8859
norm@view-our-homes.com
www.view-our-homes.com
maxwellrealty@shaw.ca

