

ELBOW PARK RESIDENT'S ASSOCIATION
800 - 34 Ave. S.W.
Calgary, Alberta
T2T 2A3

April 17, 2007

1. Meeting called to order at 7:10 p.m.

The regular monthly community meeting was called to order by past president Barbara Mathies.

2. Motion to accept February 2007 minutes

- Motion to accept the minutes was made by Robert Matheson and seconded by Deborah Ambrose.

3. Altering the size of our lease land

- Gary Cook from Parks and Recreation and Joanne Porter, acting CRC were in attendance to answer questions regarding the above topic.
- It should be noted that this is driven in part by the City of Calgary's legal department indicating they will go after community association insurance companies for incidents that happen on land leased from the City by community associations.
- The EPRA received a letter of safety recommendations from our insurance company which was forwarded to the appropriate parties at the City. We have received a letter back from the City which indicates they will take these recommendations under advisement. They also indicate in their letter that this is not designated as a toboggan hill so reference to such is not correct. This hill is on City land. See attached for copies of these letters.
- Q: Is it possible to back out of the lease we have with the City for the park? This lease expires Dec. 31, 2011. A: Joanne P.- It has happened in the past. The most recent example (within the last 2 ½ years) is Coach Hill/Patterson Heights. A new tenant was established but the community association had an opportunity to retain some space for things like meetings and activities.
- Q: Who would look after maintenance of the park (ie. Cutting of the grass) and how often would this be done? A: Gary C. - The standard of the park would have to be established and that would determine how many times per year the grass would be cut. It should be noted that it would not be cut as often as it is currently. It may be possible for the EPRA to pay the City to cut the grass in the portion of the lease land the EPRA retains. If the City subcontracts this work, the EPRA may be able to use this same contractor for our portion.
- Q: Would the park be leased out? A: Gary C. – Yes, our park would go into the City's inventory. The community would have first right of refusal to book the park (for a fee). This is done approximately a year in advance and the permits are confirmed in April of each year. Any times we don't want would be booked by others. Our park space is only appropriate for soccer bookings. The City would likely take out the ball diamond and re-sod to make it more useable for soccer.
- Q: We currently receive revenue from the movie industry when they are filming a movie in the area. Who would receive this revenue? A: Gary C. – The revenue would go to the City.
- Q: Lots of the trees within our lease land are in need of trim or removal. Could we remove the area which contains these trees from our lease to lower our costs? A: Ald. Erskine – Trees within 10 feet or 3 meters from a curb are the responsibility of the City. Nancy L. indicated she was unable to get a clear answer from the City wrt this question. Ald. Erskine sent an email to the Parks Dept. to try to clear up this question.
- Q: What would happen with the hockey rinks? A: Gary C. – Currently in the City, any boarded rinks are on leased land. It might be possible to do something like an adopt-a-park/rink for the

winter months. EPRA would still have to have insurance and the liability would still lie with the EPRA for any injuries occurring during use of the hockey rinks. Alternatively, there could be a scheduled attachment added to the lease to include the rink area for the winter only. This would have the same liability issues attached to it.

- Q: Would the City put up the hockey boards for us? A: Gary C. – No. In the late 1990s hockey rinks were taken out of the City budgets due to the financial liabilities.
- Q: Who would repair/maintain the community tennis courts (currently these are in need of major repairs)? A: Gary C. – The City would do an inspection and look at the cost to repair. If they are not repaired, they would be removed. Chances are they would be removed as the cost to repair is too high and there are other public courts available in the surrounding communities.
- Q: Could we continue to lease the clay tennis courts to the Glencoe for the EP Tennis Club? A: Gary C. – Yes. One requirement is make drop in available to the public. We currently do this.
- Q: What is the feedback from other communities that have released their leases? A: Joanne P. – She has found a lot of boards are relieved to relinquish these duties. She points out, however, the feeling may be one of loss within the community. Ald. Erskine commented that Cedarbrae turned over some of their soccer pitches then expanded their soccer program and couldn't get these back.
- Joanne indicated that there is currently a process in place for the reduction of the size of the lease so that portion should be fairly straight forward.
- Both Ald. Erskine and Ald. King feel it would be a disadvantage to our community if we decrease the size of our lease or let it go. They feel we should work together to try and find a way to continue with our lease as is.

4. Insurance

- The EPRA looked into changing our insurance to the FCC but found the coverage to be inadequate (they have a maximum amount that must cover all community associations in the City. This amount is less than we currently carry for ourselves). We continue to talk with the FCC regarding possible changes to their coverage.
- The EPRA's primary concern is the "Participant Exclusion Clause" that our insurance company added to our insurance policy recently. We are also concerned over the potential loss of coverage due to certain claims that may be pending.
- Deborah A. indicated it would be helpful to have more specific help for community association volunteers wrt insurance policies. They are very complex and she feels most volunteers don't have the expertise to properly administer these.
- Ald. Erskine suggested the community association insurance coverage could become a rider attached to the City insurance.
- Joanne Porter has some ideas for trying to bring this more to the forefront of City policy and to bring it forward to the FCC as well.
- Ald. Erskine made the comment that the positive outcome of this situation is an awareness of the burden that is being placed on community associations.

5. Clubhouse – Nancy Larson

- A recent inspection found we are required to meter our water for the irrigation system (this is in place for the flowerbeds and the tennis courts). This could substantially increase our costs as the irrigation system, especially for the tennis courts, use a lot of water.
- We are currently metered for toilets, dishwasher, sinks.
- Nancy asked if we can be grandfathered for the metering of the tennis courts (we already are for the hockey rinks).
- The Glencoe currently pays for utilities for the summer but this added cost could mean they won't renew their lease. This would likely cause us to lose the tennis courts.
- The cost of the meter is also high and the EPRA would be responsible for payment of this.

- Gary Cook will look into this for us. Nancy L. pointed out we must do this within 90 days of the inspection and we are already at about 60 days. This item needs to be taken care of before the next board meeting.

6. **Treasurer's Report – Deborah Ambrose**

- Financially we're in good shape.

7. **River Park – Susan Bennett**

- There was a temporary road put in during construction phase. They just received notice that the City is intending to make this a permanent gravel road from 14A St. to the outfall. The steering committee is looking for a meeting with Water Work and Parks regarding this.

Meeting adjourned 9:05 p.m.

Next meeting: May 15/07 at 7:00 p.m. in the Clubhouse