

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

**May 15, 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 April 2007 minutes**

- Motion to accept the minutes was made by Deborah Ambrose and seconded by Dave Mackie.

**3. Insurance**

- Recap of situation: The EPRA started to investigate our insurance situation after our current insurance company inserted a Participant Exclusion Clause upon renewal last fall. We were able to get this clause removed but are concerned for future renewals. We also had a Loss Control Officer from our insurance company visit our site and write a list of recommendations. These have been forwarded to the City.
- Allan Smith is an insurance broker offering policies through the FCC. We asked him to attend to review what his policy included. The coverage summary is attached to these minutes in paper format. The following is an overview of this policy:
  1. Property coverage covers all that the community owns and is responsible for. There is no co-insurance penalty. They would come out and assess the property. It includes replacement cost for contents and \$1000 deductible. Includes all risk (ie. flood, sewage backup).
  2. Loss of revenue/income includes off premises losses (ie. casino/bingo revenues if something happens to the offsite facility and we are unable to attend our dates). It will cover up to \$25,000 in revenue losses but it must be an incident that would be covered at our facility.
  3. Employee/volunteer dishonesty is covered up to \$15,000. Also covered is \$10,000 for handling of funds (ie. robbery).
  4. General Liability is \$5 million with no participant exclusion clause. The general limit is \$15 million / certificate. This covers officers, directors, employees, volunteers, members, hourly wage personnel (those under our control/direction – not yoga people, not birthday parties or other personal use). The question was raised regarding coverage for the Elbow Park Tennis Club. Is this covered by the Glencoe's insurance? It was thought that this should be covered according to the lease but Deborah A. will investigate further. She will obtain a copy of their insurance.
  5. Section 2 – Directors and Officers Liability includes wrongful dismissal suits and Development Appeal Board situations (ie. if a project is delayed or not allowed and the developer/owner decides to sue the EPRA). The board is covered for decisions which cause financial loss to individuals.
  6. Section 3 – Equipment breakdown covers compressors, air conditioning units, etc.
  7. Section 4 – Accident insurance covers \$.80/family membership. It is a basic program similar to the school insurance programs. It will generally pay for ambulance costs.
  8. His policy provides guidelines for self-inspection of premises, literature for rental situations, loss control inspectors.
  9. Vandalism is covered, terrorism is not.

10. He covers over 200 community associations and works closely with the City.

- Catherine Cartmill of Godfrey Morrow (our current insurance provider) also attended the meeting. The following is a brief overview/comparison of their policy vs. Allan Smith's:
  1. Basic coverage on the building. This does not include flood or earthquake. It covers replacement cost. The co-insurance deductible must be 90% of the value of the building. If this is less than 90% there is a penalty based on the percentage under 90. This can be waived with a letter from the board to say it is insured for 100%. There is no content coverage (including hockey boards).
  2. Liability portion covers grounds we are responsible for.
  3. There is no loss of revenue coverage.
  4. Off premises coverage is not included.
  5. General liability includes \$5 million/occurrence with \$5 million as aggregate limit. Medical / person is \$10,000.

#### 4. **Project 75 – Rod McCann and Pete Graves**

- This project was initiated by Jim Peplinski in conjunction with Hockey Canada and the Calgary Flames. They have endowed \$8 million to be used to improve and invest in different hockey projects to try to move hockey forward.
- They were made aware of changes coming to the hockey rinks at Elbow Park and thought it might be something that would fit
- It would cost approximately \$1 million to upgrade to an outdoor rink with an ice plant which would provide artificial ice from Nov. to Apr. This would help address ice shortages in the City of Calgary.
- They would like to work with the community to make it more than just hockey rinks (ie. some sort of year round athletics which may include basketball, ball hockey, etc.).
- The EPRA and the community have concerns with a permanent structure on the site. The Project 75 people feel that the only thing that would be permanent would be the concrete base which would measure approximately 20 feet x 20 feet. They feel this surface could be used for tennis or basketball in the off season.
- This would be the first of this type of project and would be used as a model for other communities.
- The question was raised as to whether it would have to be covered. Because this is the first and a model, we can make it whatever we want. Some communities may want it to be covered while others do not.
- The conceptual designs could be started very quickly if we are interested.
- The EPRA feels we need someone to spearhead this and do the legwork. Our volunteer base is currently small and overworked so this is a concern.
- What about ongoing maintenance?
- There are currently 30 – 40 of these types of rinks in Toronto which are used mostly for basketball and lacrosse in the off season.
- The EPRA feels there are 2 processes which need to be started and have someone take responsibility for. The first is the decision making process and the second is the implementation process.
- Rod McCann would take this on as project manager.
- This could be the beginning of, or part of the “big picture” revitalization of the park.
- Dave Mackie feels the EPRA would need a proposal for consideration which would include parameters, obligations around use and project management.
- Peter Graves will contact Jane Virtue to start the ball rolling..

#### 5. **Elbow Park Clubhouse Improvement Survey**

- Jane Virtue brought forward a survey which she would like to use to get community resident's thoughts on a clubhouse improvement project.
- One observation is there is no vision attached to the survey. It is felt that to encourage enthusiasm for the project, there should be a vision outlined.
- This project could be part of the Project 75 proposal.
- It was felt it would be better to wait to see where Project 75 goes with the possibility of rewriting the survey.

#### 6. Tennis – Belinda Boleantu

- Belinda B. feels the best plan of action for the community tennis courts is to repair and change the court closest to the clay tennis courts (the west portion of the community courts) to a full size tennis court while leaving the remainder of the 2<sup>nd</sup> court to be available for other activities (ie. skateboarding).
- The cost for this would be around \$25,000 without extension of the length of the court.
- CCG would pay ½ and CFEP would pay ½.
- It was discussed whether rather than closing the courts for the entire summer, could we put up the net on the west side of the court which is in better shape. It was felt this could work.
- Belinda B. would like to be ready for this project by next summer. The grants can be applied for in Oct. and Mar. The Oct. grant would be used up by the life cycle assessment which means we can't apply for the grant for this project until Machr. It was felt we would need to have a contractor lined up for the project before this.
- This could also be part of the Project 75 revitalization but it was felt we need to do the legwork now in case Project 75 doesn't move forward.
- Perhaps the Glencoe could help manage the project.
- Tomko quote doesn't include replacement of the fence.
- Jaimie N. feels we need a root barrier between the 2 courts.
- Perhaps we can have a practice wall on the smaller court.
- Belinda B. will look closer at what the courts would look like (ie. will we use 8 feet off the end for a practice board, will we fix the smaller court, what are the fencing issues, etc.).
- The practice space beside the clubhouse has heaved. The Glencoe may be looking at fixing this.

#### 7. Traffic – Barb Mathies

- Tom O'Leary and Barb M. met with the City regarding outstanding issues and finishing the projects. They haven't heard from Rick Sample since this meeting. Barb M. will try to contact our aldermen to see if she can get the ball rolling again.
- Question was raised regarding the weeds, dead trees, grass, signs dumped at the side of the street and whether the City is planning on cleaning this up. Nancy Larson suggested calling 311 regarding some of these issues.

#### 8. St. Pats School- Jaimie Noakes

- Catholic School Board chair Cathy Williams called Jaimie N. with an update. They had the current building assessed. It is too expensive to repair the building so it will be demolished and 2 portables to support the football program will be erected.
- It is felt this will affect the soccer program.
- Jaimie N. asked for a landscape plan to show what the grounds would look like with the portables.
- Questions raised: The portables are temporary – what will come next? William Reid could use this space for overflow. Why are they not being consulted? The soccer program uses the full green space now. How will this affect them?
- Elbow Park would like a public consultation and the Catholic Board would like this to happen by the end of May before their meeting. Jaimie is not sure if this is possible.

Meeting adjourned 9:35 p.m.  
Next meeting: June 19/07 at 7:00 p.m. in the Clubhouse