



NOTICE OF THE ANNUAL GENERAL MEETING

THE 2025 ANNUAL GENERAL MEETING OF THE WINDERMERE NORTH HOA ASSOCIATION
WILL BE HELD ON:

SEPTEMBER 9, 2025

REGISTRATION TIME:

6:30 PM

MEETING TIME:

7:00 PM

LOCATION:

ST. JOHN XXIII EDMONTON CATHOLIC SCHOOL
365 WINDERMERE ROAD NW
EDMONTON, AB T6W 0S4

ATTACHED TO THIS NOTICE ARE THE FOLLOWING:

- I. AN AGENDA
- II. MINUTES OF THE 2024 AGM
- III. 2025 REVIEWED FINANCIAL STATEMENTS
- IV. PRESIDENT'S REPORT – TO BE POSTED ON WEBSITE FOLLOWING AGM MEETING
- V. 2025/2026 ANNUAL OPERATING BUDGET
- VI. SURVEY QUESTIONS (TO BE COMPLETED BEFORE OR ON AGM DATE)

PLEASE NOTE: IN ORDER TO VOTE AT ANY GENERAL MEETING OWNER'S HOA FEES MUST BE CURRENT.

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Division of Core Management Group, Inc.

Office Address: 1250, 5555 Calgary Trail, Edmonton, AB T6H 5P9

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AGENDA FOR THE ANNUAL GENERAL MEETING

The 2025 Annual General Meeting of The Windermere North HOA Association will be held on September 9, 2025, St. John XXIII Edmonton Catholic School. Meeting to commence at 7:00 PM.

AGENDA

1. Call to order.
2. Establishment of quorum.
3. Approval of the minutes of the 2024 AGM.
4. Financial review of the year-end financial statements.
5. Election of the financial reviewers from the membership.
6. President's report – To be posted on website following AGM meeting.
7. Election of the Board of Directors.
8. Any new business.
9. Adjournment.

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MINUTES FOR THE ANNUAL GENERAL MEETING

The 2024 Annual General Meeting of The Windermere North HOA Association was held on September 11, 2024, at St. John XXIII Edmonton Catholic School. Meeting to commence at 7:00 PM.

MINUTES

1. Call to order: 7 p.m.
2. Establishment of quorum: Quorum is 10 homes. There were a total of 19 homes present. Motion by Clive Mitchell (3078 Whitelaw Dr), seconded by Catherine Ta (4330 Whitelaw Way). Carried.
3. Approval of the minutes of the 2023 AGM. Motion by Andrew Tambone (3905 Whitelaw Close), seconded by Clive Mitchell (3078 Whitelaw Dr). Carried.
4. Financial review of the year-end financial statements.
 - a. Colin (3290 Whitelaw Dr.) presented the financials to the ownership.
5. Election of the financial reviewers from the membership.
 - a. Colin Van Buskirk (3290 Whitelaw Dr.)
 - b. Sabeena Khan (3164 Whitelaw Dr.)
 - i. Motion by Darcy Miller (4071 Whispering River Dr) to accept the members as financial reviewers for 2024-2025, seconded by Trevor Silvey (3320 West Court NW). Carried.
6. President's report
 - a. Questions from the floor about
 - i. PAD questions
 - ii. City Agreement
 - iii. Taxes/ GST
 - iv. Entrance Feature

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7. Election of the Board of Directors.

a. 4 positions for election:

- i. Glenn Trainberg – (4025 Whispering River Dr) put his name forward for another term.
- ii. Catherine Ta – (4330 Whitelaw Dr) put her name forward for another term.
- iii. Ahsan Khan – (3164 Whitelaw Dr) self nominated.
- iv. Dom Di Curzio – (4322 Whitelaw Way) self nominated.

Motion by Trevor Silvey (3320 West Court NW) to elect the Board members, seconded by Darcy Miller (4071 Whispering River Dr), carried.

8. Any new business.

- i. Suggestion to survey the ownership to see what people are looking from their HOA
 - 1. Concerts
 - 2. BBQ trucks
- ii. Traffic restrictions discussed
- iii. Vacant Lots and landscaping there-in discussed
- iv. City Agreements discussed

9. Adjournment. 8:05 Meeting adjourned.

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Balance Sheet

The Windermere North HOA Association

As of: May 31, 2025

	2025	2024
ASSETS		
Bank - Operating	\$9,962.82	
Bank - New Operating	\$72,936.86	\$54,381.75
GIC		
Bank - High Interest Savings	\$30,077.87	\$29,050.06
Accounts Receivable		-\$18,878.08
Other Receivable	\$32.69	-\$80.39
TOTAL ASSETS:	\$113,010.24	\$64,473.34
LIABILITIES & NET ASSETS		
LIABILITIES		
Accounts Payable	\$4,977.53	-\$281.40
Collection Charges Payable		\$0.00
Loan - Other		\$580.00
Income Received to Advance	\$55,324.17	
Accured Liabilities	-\$117.04	\$166.67
GST Payable	-\$2,082.12	-\$675.33
GST Suspense	-\$18,033.11	-\$15,310.41
TOTAL LIABILITIES:	\$40,069.43	-\$15,520.47
NET ASSETS		
Retained Earnings - Prior Years	\$79,725.81	\$70,233.93
Retained Earnings - Current Year	-\$6,785.00	\$9,759.88
TOTAL NET ASSETS:	\$72,940.81	\$79,993.81
TOTAL LIABILITIES & NET ASSETS	\$113,010.24	\$64,473.34

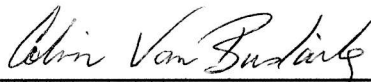
We have reviewed these financial statements for The Windermere North HOA Association, for the fiscal year commencing June 1, 2023 through to May 31, 2024 and are satisfied with its correctness.

Balance Sheet

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Statement of Income

Page 2



Colin Van Buskirk



Sabeena Khan

Aug 11, 2025
Date

14 August 2025
Date

Statement of Income

The Windermere North HOA Association

From June 1, 2024 to May 31, 2025

	2025	2024
REVENUE		
HOA Fees	\$ 101,905.00	\$ 90,990.00
Bank Interest	\$ 1,337.36	\$ 2,239.18
Late Fee Revenue	\$ 311.69	
TOTAL REVENUE:	\$ 103,554.05	\$ 93,229.18
EXPENSES		
Repair and Maintenance		
Cleanup - Garbage		
R&M - Common	\$ 484.73	\$ 537.65
R&M - General		
R&M - Electrical	\$ 4,825.00	\$ 483.89
Total Repair and Maintenance:	\$ 5,309.73	\$ 1,021.54
Utilities		
Utilities - Electricity	\$ 3,050.57	\$ 4,707.61
Total Utilities	\$ 3,050.57	\$ 4,707.61
Outside Maintenance		
Outside Maintenance - Landscaping	\$ 39,951.00	\$ 47,890.22
Outside Maintenance - Trees & Shrubs	\$ 3,600.00	
Outside Maintenance - Snow Removal		
Total Outside Maintenance	\$ 43,551.00	\$ 47,890.22
Administrative and General Expenses		
Admin - Accounting and Audit	\$ 3,600.00	
Admin - Legal Fees	\$ 3,353.59	\$ 2,222.03
Admin - Management Fees	\$ 28,739.24	\$ 25,808.72
Admin - Dues	\$ 6,609.11	\$ 1,195.25
Admin - Collection Fees		
Admin - Data Processing	\$ 270.00	\$ 61.50
Admin - Mail-Out Expenses	\$ 6,012.11	\$ 1,336.68
Admin - Courier		
Other - Miscellaneous/Contingencies	\$ 5,329.65	\$ (1.00)
Other - AGM Expenses	\$ 299.00	\$ (83.07)
Fixed Expenses - Insurance	\$ 3,208.00	
Bad Debt Write-off		
Bank Charges	\$ 1,080.79	\$ 445.47
uncategorized Expense	\$ 85.00	
Total Administrative and General Expenses:	\$ 58,586.49	\$ 30,985.58
TOTAL EXPENSES:	\$ 110,497.79	\$ 84,604.95
Net Income:	\$ (6,943.74)	\$ 8,624.23

WN HOA BUDGET**2025 Fiscal Year****Operating Budget**

Effective Rate of Fee Increase

3.97%

Budget Starts: June 1, 2025

	FY2023 12 month Actual	FY2024 12 month Actual	FY2025 12 month Budget	FY2026 12 month Budget
HOA Fees	80,880.00	90,810.00	100,700.00	105,735.00
Bank Interest	1,757.16	2,354.80	500.00	700.00
Late Fee Revenue	100.53		-	
Other Revenues			-	
HOA Fee Credit			-	
	82,737.69	93,164.80	101,200.00	106,435.00
Cleaning - Garbage clean-up	-		-	
R&M - Common Area	273.24	1,021.54	1,000.00	1,000.00
R&M - General	25,551.73		-	
R & M - Electrical	10,758.59		1,000.00	1,000.00
Utilities - Electricity	323.21	3,502.83	3,000.00	3,000.00
Outside Maintenance - Landscaping	33,360.85	47,890.22	66,100.00	55,000.00
Outside Maintenance - Flowers		-	-	-
Admin - Accountig & audit		-	500.00	3,000.00
Admin - Legal Fees	2,025.41	2,222.03	3,000.00	1,250.00
Admin - Management Fees	24,790.20	25,808.72	25,047.60	26,049.50
Admin - Collection fees	234.58	-	-	2,000.00
Admin - Data Processing	655.20	61.50	250.00	250.00
Admin - Dues, subscriptions and licences	1,197.00	1,200.00	3,864.00	4,000.00
Admin - Postage/Mailing expense	2,023.33	1,336.68	2,500.00	5,000.00
Other - Miscellaneous/Contingencies	300.00	(1.00)	-	
Other - AGM Expense	464.18	(83.07)	350.00	350.00
Fixed Expenses - Insurance & Appraisal	6,319.00	-	3,500.00	3,300.00
Bad Debt - A/R write-off	990.63	-	-	
Bank Charges	121.32	445.47	150.00	1,000.00
TOTAL EXPENSES:	109,388.47	83,404.92	110,261.60	106,199.50
SURPLUS/(DEFICIT)	(26,650.78)	9,759.88	(9,061.60)	235.50

Windermere North Survey Questions

1) How many years have you lived in Windermere North?

1. 0-2 years
2. 3-5 years
3. 6-10 years
4. Over 10 years

2) Do you live in:

1. Detached Home
2. Multi-Unit Complex Home or Duplex

3) How many people live in your home:

1. 1-2 people
2. 3-5 people
3. More than 5 people

4) Who occupies your home:

1. I live there
2. My family lives there, but not me.
3. I rent the home.

4) Some neighbouring Homeowners Associations organize community-oriented events (i.e. Summer Festivals, Concerts & Block Parties). Do you think our Windermere North HOA should also initiate a discussion on organizing community-oriented events that pay for themselves?

1. Yes
2. No

5) Would you and your family be interested in volunteering to help organize a community-oriented event (i.e. a Family Day event as we did in 2013)?

1. Yes
2. No

6) Do you have suggestions on how the Board of Directors of the Windermere North HOA can make our community more engaged?

You can respond to the survey by doing the following:

1. Using the below QR Code
2. Mail out survey
3. Provide completed survey at the AGM to be held on September 9th, 2025

