

**Jagare Ridge Homeowners Association**  
**Annual General Meeting – June 16, 2026 at 6:30 p.m.**  
**Chappelle Veterinary Room, Chappelle Gardens Residents Association, 1059 Chappelle Blvd. SW, Edmonton, Alberta**  
**Meeting Minutes**

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1. Triona Cosgrave, Vice-President and Director of the Jagare Ridge Homeowners Association, acted as Chair of the meeting. The Chair called the Annual General Meeting to order at 6:37 p.m.
2. The Chair appointed Tanya Eklund to act as Secretary and Scrutineer for the meeting.
3. With the consent of the Members, the Chair appointed Lesley Thompson of Core Management to act as Scrutineer for the meeting.
4. The Chair confirmed that, unless otherwise specified, all matters and resolutions requiring approval by the Voting Members would be decided by ordinary resolution, requiring a majority of the Voting Members present in person or by proxy and voting in favour. Polls would be conducted as directed by the Chair.
5. The Chair requested a motion to dispense with reading the Notice calling the meeting. Brian Gerdes so moved. Bill Petchtel seconded the motion. All were in favour, and the Chair declared the motion carried.
6. Secretary Tanya Eklund confirmed that the AGM Notice had been sent to all Members entitled to vote. The Secretary was directed to file the notice in the Minute Book.
7. The Chair confirmed that, pursuant to the Articles of Association of the Association, quorum for the Annual General Meeting required the attendance of five (5) or more persons collectively entitled to cast five (5) or more votes. The Chair requested the Scrutineer's report. Lesley Thompson reported that **1,378** Voting Members were represented at the meeting in person or by proxy, consisting of **1,350** votes in respect of lots registered in the name of Jagare Ridge Communities Inc., **26** Voting Members represented in person, and **2** represented by proxy.
8. The Chair declared the meeting duly called and properly constituted for the transaction of business.
9. The Chair requested a motion to dispense with reading the President's Report for the period of January 1 to December 31, 2025, which was appended to the Notice of Meeting and Information Circular. Dr. Terry Carlyle so moved. Rebecca Mason seconded the motion. All were in favour, and the Chair declared the motion carried.
10. The Chair reviewed the 2025 Financial Statements for information. The Chair noted an error in revenue and confirmed that revised statements would be completed.
11. The Chair presented the election of Directors as the next item of business and stated that seven (7) Directors would be elected to serve until the next Annual General Meeting of the Association. Rebecca Mason moved that up to seven (7) Directors be elected to serve until the next Annual General Meeting of the Association. Claire Woodard seconded the motion. All were in favour, and the Chair declared the motion carried.
12. The Chair stated that Jagare Ridge Communities Inc. would use its votes to nominate three (3) Directors and appoint Michaela Davis as President, Triona Cosgrave as Vice-President, and Tanya Eklund as Secretary-Treasurer to the Society's Board of Directors until the next Annual General Meeting. The proxy was cast in their favour.
13. The Chair stated that the following five (5) Members had put their names forward for nomination as Resident Directors on the Board of Directors:
  1. Dr. Terry Carlyle
  2. Shelley Jones
  3. Rebecca Mason
  4. Esther Elwi
  5. Alondra Majid

14. The Chair called for any further nominations. There being none, the Chair requested a motion to close nominations. Brian Gerdes so moved. Rebecca Mason seconded the motion. All were in favour, and the Chair declared the motion carried.
15. As there were five (5) nominees for four (4) open positions, the Chair confirmed that voting would take place. The nominees were as follows:
  1. Dr. Terry Carlyle
  2. Shelley Jones
  3. Rebecca Mason
  4. Esther Elwi
  5. Alondra Majid
16. Following the vote, the Scrutineer reported that the following nominated Members in good standing received the most votes:
  1. Dr. Terry Carlyle
  2. Shelley Jones
  3. Rebecca Mason
  4. Esther Elwi
17. The Chair requested a motion to elect the foregoing Members as Directors, to hold office for a one-year term or until their successors are elected or appointed. Brian Gerdes so moved. Merl Riemer seconded the motion. All were in favour, and the Chair declared the motion carried.
18. The Chair thanked the Resident Directors and acknowledged their governance and commitment during the 2025 year.
19. The Chair presented the appointment of the Auditor as the next item of business and stated that a change in Auditors was recommended to reduce fees and provide a more efficient turnaround. The Chair requested a motion that the Board of Directors appoint Cass & Fraser Chartered Accountants as Auditor for the fiscal period ending December 31, 2026. Dr. Terry Carlyle so moved. Esther Elwi seconded the motion. All were in favour, and the Chair declared the motion carried.
20. The Chair asked whether there was any further business to transact at the Annual General Meeting. There was none.
21. The Chair requested a motion to terminate the meeting. Mike Aftergood so moved. Claire Woodard seconded the motion. All were in favour, and the Chair declared the motion carried.
22. The meeting was adjourned at 7:15 p.m.

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TANYA EKLUND Secretary