

Livingston Homeowners Association - AGM Questions – September 29th, 2021

School – CI Academy

Curious how the new CIA Academy affects revenue, and clarification on whether they have broad HOA access or completely separate?

With the private school coming in as a source of revenue for the HOA, will there be any reduction in the HOA fees?

CI Academy is renting the leasable space that was part of the HOA design from the beginning. They have their own separate entrance. They will be utilizing some space within the facility during non-peak times.

The Hub in Livingston has 3 leasable spaces – all 3 spaces have dedicated entrances.

- 1) City of Calgary Temporary Fire Hall*
- 2) CI Academy – the offer childcare and education*
- 3) Café – we are currently looking a tenant for this space*

These leases are reflected in the budget under Rentals and Programs revenue on the Annual Budget

This revenue was always a part of long term forecast which guided setting Annual Fees.

Rentals

Update on the HOA hall rental fee review for residents?

During the summer we send out a feedback survey for residents, part of the survey we asked residents for feedback on the rental rates for the Banquet Hall and other rooms. These results will be discussed with the Board of Directors in an upcoming meeting and shared with the community afterwards.

We currently offer four and six hour rentals along with half day and full day rentals of the Banquet Hall and Howse room at a reduced rate from the hourly rentals rate of approx. 25%

Some immediate changes that were made based on feedback from the survey:

- Increased the Non-residents rate to 30% for both room rentals and birthday parties*

Guests

Can we reduce guest to 2 per house member instead of 5 guest per community Owner?

Will the guest per owner be lowered to 1-2 per owner per visit, instead of 5?

During the summer we send out a feedback survey for residents, part of the survey we asked residents for feedback around the number of guests that residents are able to bring to the HOA. Currently it is sitting at 5 guests per household per day.

From the survey results majority of the people wanted the Guest number to be increased. The results of the survey will be reviewed by the Board of Directors at an upcoming meeting. More information will be communicated after this review.

Financial

Can we get a detailed breakdown of the HOA expenses. The info in the AGM package was single line items.

Is the budget still accurate 6 months into opening?

- *The AGM package provides the Audited Financial Statements which are completed by an external firm (MNP LLP)*
- *In terms of what is included in these expense line items, administration would include items such as AGM costs, website, insurance, professional fees (annual audit), as well as staff and office costs. Amenity maintenance includes expenses for the entry features and parks, whereas facility operations maintenance would include any expenses required to keep the facility running including repairs, maintenance, and staffing.*
- *Annual Budget is posted on the website after the Board of Director approves the Annual Budget each fiscal year which runs April 1 – March 31*
- *Monthly cash forecasts are reviewed by the Executive of the Board and currently our Net Cash deficit is in line with the current fiscal year budget (April 1, 2021 – March 31, 2022).*

Annual Fees

Questions around the Annual Fees – why are they the price they are? Can they be reduced?

The Homeowners Association Annual Fees are determined by Brookfield Residential in the early planning stages of the community. These fees are set based on the long term forecast of the HO which takes into consider the number of homes that will be in the community, HOA operational revenue and expenses (programs, salaries, utilities, insurance etc), facility mortgage and operational loan from Brookfield.

Brookfield provides the HOA with an operational loan in the early years of the HOA when there are not enough homes in the community to sustain the operations of the facility. The Loan bears an interest rate that is equivalent to external financing rates. This allows the wonderful HOA facility and amenities to be available to the residents of the community in the early years of development as opposed to upon full build out (15+ years).

The fees are set to ensure the long-term stability of the HOA for years to come. The fees are also set to be stable to avoid large fluctuations in the annual fees through the years. The fees will not be reduced as they are set to be the minimum amount to be able to support the HOA operations, they will largely remain consistent over time typically with only inflationary increases. HOA fees are tied to the Consumer Price Index (inflation) and can increase only by the annual Consumer Price Index amount. Historically, this has been around 1% per year.

Annual Fees are tied to the encumbrance registered on the certificate of title on each property. A copy of this can be found in the HOA Brochure which can be found on our website at www.livingston-connect.com.

The LHOA Facility:

- 35,000 sq ft facility – largest HOA facility in the city
- Newest HOA in the city and constructed at current cost – costs today are very different than what they were 5-10 years ago.
- Won a BILD Alberta award for Community Feature – meaning it was voted to be the best feature across every Community in Alberta.

Development – Nolan

What types of work can we contact Brookfield for? There is a chip in our sidewalk and our back fence is missing a panel? *Please contact your builder for these concerns*

When the lane roads will be completed? *Lanes are complete in constructed phases*

Can the waste management company pick up the bins from the back on Livingston way? *Please call City of Calgary regarding lane garbage bins pickup*

How do we get the builders and contractors to regularly clean up the accumulated dirt and debris on the streets after construction? *Sweeping occurs 2x per week in Brookfield controlled phases*

The grass in the Livingston Park next to my house needs attention. There are a couple of dead trees, edging req. next to fence. *This Park has been turned over to the City of Calgary, please contact 311.*

Will there be grass in the dog park? *As this is a temporary Dog Park there will not be any grass*

Is Brookfield/HOA/City responsible for fixing the leaking sprinkler around the pond? It is a huge waste of water (and money) *As this area has been turned over to the City of Calgary, please contact them via 311 to report this leakage.*

School Timeline? *Discussions are ongoing with CBE regarding the first school site in LV- adjacent the Hub. No confirmation as to when school is scheduled for construction/ opening, however, CBE recognizes the need.*

Commercial Update? *Discussions underway with potential opportunities. Most require a minimum population before securing a location.*

New phases? *Brookfield's plan is to continue to develop east and north on the east side of LV, and north on the west side of the community.*

Pond maintenance? *This area has been turned over to the City of Calgary. Please contact them at 311 to address any concerns.*

COVID

Proof of vaccine to enter the HOA? Current COVID19 restrictions?

The Livingston HOA is currently part of the Restriction Exemption Program through the Government of Alberta and part of the City of Calgary Bylaw.

Following these means that we require all individuals over the age of 12 to provide proof of vaccination to gain access to the HOA inside facility.

Following this program does allow the HOA to continue running programs, events and access for residents.

Masks are required while in the facility as per the provincial mandate.

Activities & Programs

Indoor Table Tennis? *The HOA is purchasing an indoor table tennis table for residents to enjoy during the winter months. Stay tuned for details on when it arrives*

Are there plans to have a Fitness Centre at the Hub? *At this time, there are no plans for the Fitness Centre in the HOA.*

Will there be a discount for HOA members for lessons at the HUB (Tennis...etc.) – *Residents do receive a discounted rate for registered programs. We offer 3 different pricing – Resident, Brookfield Resident (live in a Brookfield Community) and Non-members.*

Fire pit - will this be open this winter? *Yes we will have the Fire Pit up and running this winter*

I see lots of programs for children and families. What are the plans for those of us that don't have children ? *We do offer a few adult programs – yoga and Zumba. We would love to hear what type of Adult programs you are looking for – please contact our Program Coordinator at programs@livingstonhub.ca.*

Other

Will the community be able to allocate some fund to clean up the algae in the pond each Spring to make the pond look better? *We will look at the placement of the fountains to assist with the buildup of the algae in the ponds*

What is the purpose of this meeting?

The Annual General Meeting is conducted each year for members in good standing of the community to:

- 1) To receive the Meeting Minutes of the AGM held on December 2nd, 2020;*
- 2) To receive the Report of the Directors of the Company;*
- 3) To receive the Audited Financial Statements for the fiscal year ended March 31st, 2021;*
- 4) To establish the number of Directors to hold office until the next Annual General Meeting, and elect such Directors;*
- 5) To appoint MNP LLP as Auditor for the fiscal year ending March 31st, 2022;*
- 6) To transact such other business as may properly come before the Meeting or any adjournment thereof;*

Are there any future enhancements being developed for the HOA facility in the upcoming year?
Increased programs and events, increased skating surfaces

Can we share what is the difference between the HOA and the CA and the roles each organization play in the community – *Found on our website under the [FAQ](#)*

Electrical charging stations? *Brookfield partnered with Enmax to offer electric vehicle charging stations. Use is monitored and will continue to be monitored, ensuring this service is used in accordance with the existing rules and regulations of the LHOA.*

Can we request more stops for yellow bus specially as winter is approaching- *Bussing is arranged through your school board, please contact your School Board.*

Any potential cricket ground plans – *No plans this point*

What criteria is used when deciding if the HOA board needs to be involved in a decision?

A full team of professional staff manages and operate the HOA. The HOA is governed by both bylaws and a Board of Directors, which is comprised of Livingston residents and Brookfield Residential. The Board is made up of 7 Resident Directors and 3 Brookfield Directors. Brookfield will remain on the Board until the community is substantially complete and the HOA is turned over.

The Board will meet on a regular basis to: ensure policies are properly set; review the annual operating budget; be the voice of fellow residents for LHOA-related matters; provide input on The Hub, and participate in community events.

Any plans for swimming pool – *No, this is not in the plans for the HOA.*

Is there anything being done to open HOA building for later hours especially in summer – *As the community grows we will be looking at our operating hours in both the winter and summer seasons.*

Thank you to everyone that submitted questions. We encourage residents to contact us throughout the year with any questions, comments or concerns.

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