

SPRINGBANK HILL HOMEOWNERS ASSOCIATION

NOTICE OF ANNUAL GENERAL MEETING OF MEMBERS

TAKE NOTICE that an Annual General Meeting of the Members of the Springbank Hill Homeowners' Association will be held at the Westside King's Church, 3939 - 69th Street SW, Calgary, Alberta, on Tuesday, **November 2, 1999**, at 7:00pm for the following purposes:

1. Presenting the financial statements for the past fiscal year;
2. Electing directors;
3. Transacting such other business as may properly come before the Meeting.

DATED this 14th of October, 1999

Signed on behalf of the Board of Directors:


JAMES BROWN, President.

SPRINGBANK HOMEOWNERS' ASSOCIATION

Tuesday, November 2, 1999

AGENDA

- I. Welcome/Introduction
- II. Purpose of Meeting
 - Formal
 - Informal
- III. Formal Meeting
 1. Purpose of Homeowners' Association
 2. Presentation of Financial Statements
 3. Proposed Fees
 4. Election of Directors
- IV. Informal Meeting
 1. Future Development
 2. Roadway Pattern/Access
 3. Parks
 4. Fencing Restrictive Covenant
 5. Other

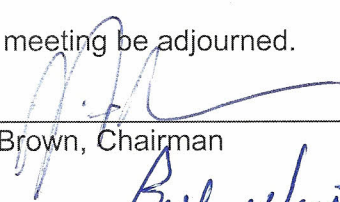
Springbank Hill Homeowners Association

Minutes of the Annual General meeting of the Members of the Society held at Westside King's Church, 3939-69 Street, SW, Calgary, Alberta on the 2nd day of November, 1999.


The meeting came to order, with Jim Brown acting as Chairman and Bill Winter acted as Secretary of the meeting.

The Chairman asked Cathy Farnell to submit the report on the number of homeowners present and Cathy Farnell stated that in addition to a representative of Jayman Master Builder (representing 7 residential units), the representative of Delcon Springbank Lands Ltd. (representing 170 residential units) and the representative of Jayman Developments (representing 31 residential units) there were individual representatives of 60 residential units as evidenced in the attached Register. Accordingly, the Chairman declared that there was a quorum and the meeting was properly constituted for the transaction of business. For the record there was also one visitor present at the meeting as listed in the attached Visitor Register.

1. The Chairman explained the procedure for voting at the meeting in that each residential unit would receive one vote and voting would be conducted by show of hands.
2. The Chairman introduced Elvin Karpovich of IBI Group who spoke about the purpose of the Homeowners Association including who would be members, landscape issues, maintenance issues and other facilities.
3. The Chairman presented the financial statements and referred members to copies of the financial statements which were handed out at the door.
4. Upon motion duly made, it was resolved that the financial statements for the year ending December 31, 1998 be approved.
5. The Chairman explained the proposed fees for the Homeowners Association for the years 2000 and 2001.
6. Upon motion duly made, it was resolved that the number of directors of the Association for the next year be set at 5.
7. The Chairman proposed that Jim Brown, Irving Kipnes and Bob Thomas be elected directors of the Homeowners Association and upon inquiry from the members invited further nominations.
8. Michelle Horvath and J.W. Scott Meakin were nominated as diectors and upon motion duly made, it was resolved that the nominations be closed.
9. Following the close of nominations, upon motion duly made, it was resolved that Jim Brown, Irving Kipnes, Bob Thomas, Michelle Horvath and J.W. Scott Meakin be elected directors of the Society, to hold office until the next annual meeting.
10. Upon motion duly made, it was resolved that the meeting be adjourned.



Jim Brown, Chairman



Bill Winter, Secretary