



**Chappelle Gardens Residents Association  
Report of the Board of Directors  
For January 1, 2020 to December 31, 2020**

The Chappelle Gardens Residents Association (CGRA) was incorporated as a non-profit corporation in March 2011. The CGRA Board of Directors currently consists of three (3) Brookfield appointed directors and seven (7) resident directors. An election will be held at the 2020 Annual General Meeting for up to seven (7) resident directors. 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 CGRA-related matters; provide input on The Social House, and participate in community events. During Brookfield's term of management, the power of the Board is limited. Brookfield Residential provides, at no capital cost to the CGRA, certain amenities throughout the community. These amenities help enhance our community and are maintained by CGRA, now and into the future.

The CGRA is incorporated as a non-profit corporation under Part 9 of the Companies Act of Alberta and membership in the CGRA is mandatory for each landowner in Chappelle Gardens. CGRA is funded through the annual membership fee, which is secured by an encumbrance registered on every titled property on a Brookfield developed lot in Chappelle Gardens, obligating the Members to pay the fees upon notice. The fee can be increased up to the total encumbrance of \$350.00 and after that can be increased annually in accordance with the Consumer Price Index (All Items). Annual fees for 2021 were \$382.27 (plus GST).

The CGRA site is five acres and currently consists of a community Social House, playground, outdoor hockey rink, pleasure skating rink, splash park, outdoor picnic areas, maintenance building, parking lot, and landscaped areas. The facility is fully staffed, including a General Manager, Jaime Dowling, who is responsible for managing the day-to-day operations that are the responsibility of the CGRA. Jaime and the CGRA staff maintain the facility & park amenities to their high standard through exceptional management of operations & maintenance practices.

The Social House continues to exceed expectations with all of the programs, events and rentals our residents have access to. The CGRA team works hard to make sure a variety of events, clubs and activities are available monthly for residents. Customer service and safety are the top priorities for the team and they always welcome community feedback and shared ideas.

The Social House closed from March 15, 2020 to May 27, 2020 due to the COVID-19 pandemic. Although the building could not be accessed during this time, CGRA has ongoing obligations it continued to manage. We continue to assess the business, including financial operations, but it is still too early to know the total impacts of this public health event. Our fiscal responsibility to the community is to ensure the long-term financial health of the non-profit association funded by the residents. Though we are excited to offer more amenities, we have re-opened under specific regulations, in alignment with Alberta Health Services. The health and safety of our residents and employees continues to be our main priority, and we will continue to follow all guidance from Alberta's Chief Medical Officer of Health.

2021 so far has had the highest usage of our amenities and due to amazing weather we have had the busiest January and June to date. This past winter offered gorgeous conditions for our ices rinks and early summer sun provided perfect conditions for a busy splash park. We have been able to offer smaller events and opportunities for our community to engage with us throughout the year safely. Along with ensuring all Chappelle Gardens Residents are proud of their Residents Association, the CGRA staff are constantly looking for opportunities to increase revenue and save money. The team continues to grow sponsorship revenue and continues to look for great partnerships. Grants also help fund programs and operations, and CGRA is always researching and completing any relevant grant applications. We have also secured contracts in the community to obtain additional revenue for snow removal and landscaping work.

Please stop by the Social House, or visit us online at [www.chappellegardensra.com](http://www.chappellegardensra.com) to stay updated on what's happening at the Social House including information on events, programs, policies, rules & regulations with regard to park use, and much more.

Attendance at the AGM requires that a resident must be a member in good standing, meaning that as of the close of business on September 5<sup>th</sup>, 2021, all outstanding fees, interest, and charges have been paid.

***Respectfully submitted September 5<sup>th</sup>, 2021 by the Chappelle Gardens Board of Directors.***

**WARREN  
OLLIS**  
President &  
Brookfield Director

**RAEGAN  
SATHER**  
Secretary &  
Brookfield Director

**NATHAN  
PETERSEN**  
Treasurer &  
Brookfield Director

**STEPHEN  
GIBSON**  
Resident  
Director

**BRYAN  
JOHNSON**  
Resident  
Director

**CELENA  
DUNAJTSCHIK**  
Resident  
Director

**KYLA  
DICKEY**  
Resident  
Director

**MELANIE  
HAGENS**  
Resident  
Director

**KAYLEE  
BANKY-SWORD**  
Resident  
Director

**SHAWN  
HUDSON**  
Resident  
Director