



**Chappelle Gardens Residents Association  
Report of the Board of Directors  
For January 1, 2023 to December 31, 2023**

**What is the Chappelle Gardens Residents Association (CGRA)?**

The CGRA is a not-for-profit company, which is incorporated and professionally operated, managed, and maintained. The CGRA is responsible for the operations and maintenance of community assets, such as: entry features, amenities, and The Social House for the lasting enjoyment of its membership. In addition to supporting healthy living and enhanced quality of life, your CGRA will create opportunities to meet your neighbours and develop connections.

**Board of Directors**

The Board of Directors currently consists of three representatives of Brookfield Residential. The Board recommends a maximum of ten Board members, made up of seven resident members from the community and three members from Brookfield. 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.

**The Social House**

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, Lara Pereverseff, who is responsible for managing the day-to-day operations that are the responsibility of the CGRA. Lara and the CGRA team 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 experience and safety are the top priorities for the team and they always welcome community feedback and shared ideas. In 2023, we continued many of our successful events and programs, and it was wonderful to see record number of community members come join our events. Highlighted events were our "Spring Fling" in May, our "Movie in the Park" in August, our "Diwali Festival and Market" and our "Snowball" in December.

2023 had the highest usage of our amenities; we had record breaking numbers almost every month of the year. This 2023 winter was warmer than seasonal average, and yet our Residents Association team was able to provide rink usage until March 11, 2024. The 2023 summer sun provided perfect conditions for a busy splash park, and an earlier than average start. Along with ensuring Chappelle Gardens Residents are proud of their Residents Association, the CGRA staff are constantly looking for opportunities to increase revenue and decrease expenses. 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.

**Financial**

The CGRA is incorporated as a non-profit corporation under Part 9 of the Companies Act of Alberta and membership in the CGRA is automatic 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 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 2023 were \$395.35 (plus GST).

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 park including information on events, programs, 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 May 7<sup>th</sup>, 2024, all outstanding fees, interest, and charges have been paid.

*Respectfully submitted May 7th, 2024 by the Chappelle Gardens Board of Directors.*

**WARREN  
OLLIS**  
President &  
Brookfield  
Director

**CHARLENE  
BARRETT**  
Secretary &  
Brookfield  
Director

**TOLULOPE  
OLUGBENGA**  
Treasurer &  
Brookfield  
Director

**STEPHEN  
GIBSON**  
Resident  
Director

**GURINDER  
GILL**  
Resident  
Director

**RACHEL  
SKOW**  
Resident  
Director

**PAMELA  
MCCLLENAGHAN**  
Resident  
Director

**SHAWN  
HUDSON**  
Resident  
Director

**DEBANGSHU  
BHAUMICK**  
Resident  
Director

**DEEANN  
HOTTE**  
Resident  
Director