



Auburn Bay Residents Association

2023-2024

ANNUAL GENERAL MEETING

INQUIRIES

www.AuburnBayRA.ca

October 3, 2024

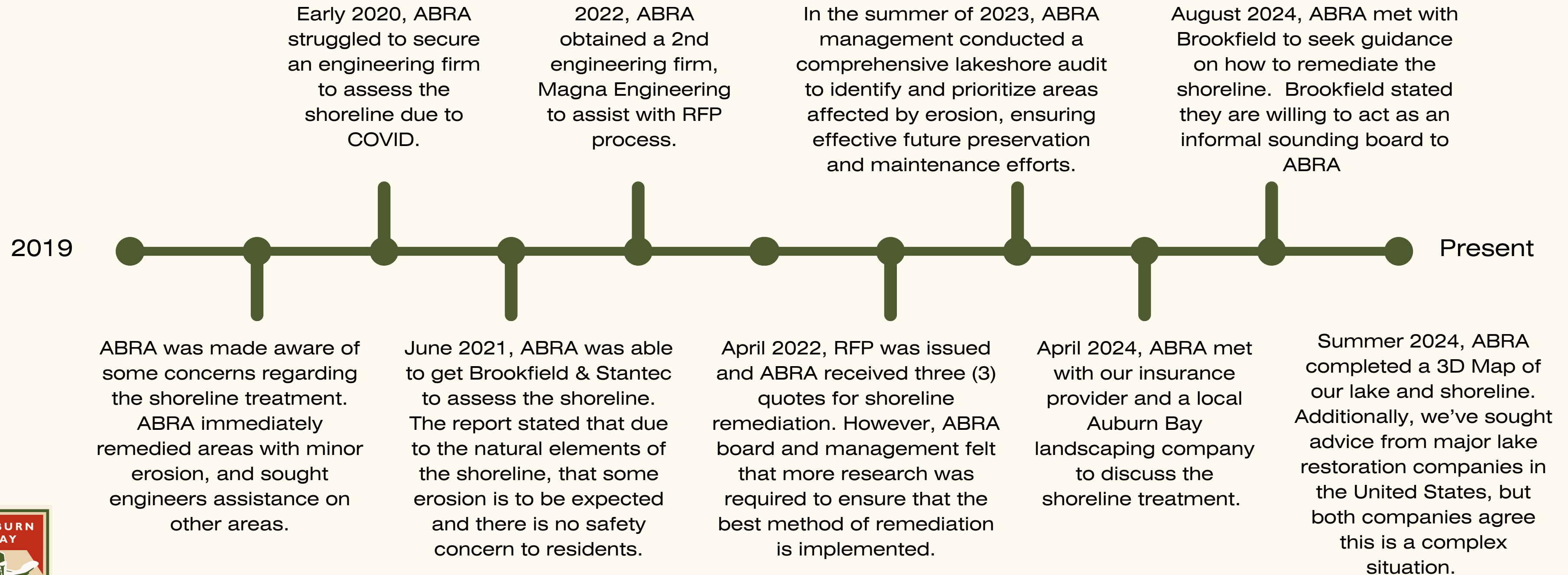
What is the status of the lakeshore treatment? Any information on an estimated timeline, cost, etc.?

ABRA acknowledges the need for maintenance on its shoreline treatment. Given the substantial nature of the required work, we've engaged engineers, contractors, lake specialists, and landscape professionals to help determine the optimal approach for completing all necessary repairs with minimal disruption to our operations or the aquatic ecosystem. Please be assured that the ABRA board and management team are actively addressing these issues with safety and fiscal prudence in mind. ABRA will communicate any updates to the community as they develop.



LAKESHORE TREATMENT

TIMELINE OF EVENTS



What are the future plans for the splash park and playground?

This summer, a significant leak at the splash park prompted an early closure due to impending water restrictions, leaving insufficient time for repairs. Given the splash park's age and current issues, we are assessing whether to continue repairs or consider a major refurbishment or replacement.

While the playground remains a future project, we have decided to address the splash park first, as it presents a higher priority. Early findings indicate that relocating the playground to accommodate a larger area is complicated by significant underground infrastructure and property drainage issues that need to be addressed.





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The Auburn Bay Residents Association (ABRA) partnered with Quantum Recreation, a specialized recreation and planning consulting firm, known for its work with municipalities on community development, land use, and recreation and parks planning. Their expertise is assisting ABRA in the strategic planning and budgeting for the playground and splash park renovation project.

Recognizing the importance of community input, ABRA formed the Playground & Splash Park Committee in April 2024, comprised of 20 dedicated Auburn Bay residents, to ensure the voices of the community are central throughout the process.

From April 8 to May 6th, ABRA promoted the Outdoor Space Enhancement Survey to our residents to gain valuable feedback from our community regarding the refurbishment of the playground and splash park. We promoted the survey in the following ways:

- Social Media
- QR code throughout the park & facility
- Emails to local schools to disperse to their email lists
- ABRA Resident Newsletter
- Emailed our past program participants and marketed the survey to our parent & tot programs

ABRA received 631 responses, which is equivalent to approximately 3% of the community.



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In pursuit of funding, ABRA worked diligently to secure the Canadian Facility Enhancement Program (CFEP) Grant, which, if successful, would have covered 50% of the renovation costs. Despite overwhelming support from local schools, councilor Evan Spencer, and MLA Matt Jones, the application for the CFEP grant was ultimately unsuccessful.

ABRA remains dedicated to exploring alternative funding sources to reduce the financial burden on our community while advancing this exciting project. We will continue collaborating with the Playground & Splash Park Committee and maintain open communication with residents as developments progress, ensuring we meet community needs with fiscal responsibility.



Are meeting minutes recorded and shared with the community?

As per Field Law, there is no requirement to make Board Meeting agendas and minutes available for review by all Members of the RA. Members who are not Directors may inspect the minutes of general meetings (AGM), but they are not entitled to access Board meeting agendas or minutes. Additionally, the Board of Directors is bound by the *Personal Information Protection Act* (PIPA) when collecting personal information for commercial purposes, such as RA dues. PIPA restricts the Board from disclosing personal information except for the purpose it was collected. Furthermore, Board meeting minutes may contain confidential commercial information that cannot be shared.





Why isn't the ABRA doing more for revenue generation, such as a coffee shop in the winter or a snack shop in the summer?

In the past, ABRA has partnered with multiple vendors to offer items such as hot dogs, ice cream, and coffee within the park. However, these efforts were unsuccessful due to vendors being unable to meet the food demand and/or having an inconsistent schedule.

Currently, we operate a concession cart during the summer, offering a variety of snacks and beverages. Unfortunately, our offerings are limited as we do not have a licensed kitchen.

What's the estimated amount of time it would take to recover the cost of the deck maintenance/enhancements, via deck facility rentals?

While it's true that certain amenities, like the newly expanded deck, may not recoup the full financial costs of construction through direct revenue, it's essential to consider ROI in a broader context, especially when it comes to community infrastructure.

For this particular amenity, the value lies in its contribution to the quality of life for residents, community enjoyment, and overall usage. Here are some key factors to consider:





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Community Impact: The amenity fosters a deep sense of community connection by providing an inviting space for social interaction, gatherings, and events, while also promoting accessibility for all residents. These benefits, although not tied to direct revenue, are invaluable in building a stronger, more engaged community and improving residents' overall well-being. In fact, during our recent community survey regarding another capital project, a significant number of respondents emphasized the importance of shade as a priority. The newly expanded deck directly addresses this need, and we've witnessed its impact throughout the summer. Families, friends, and neighbors have used the shaded area for picnics, celebrations, and quiet moments, creating a vibrant and welcoming atmosphere for all. This demonstrates how the amenity not only fulfills practical needs but also enhances daily life by providing a comfortable, accessible gathering space that enriches the community experience.

Usage: The ROI is evident through the significant community engagement and widespread usage the deck has generated. Since its completion in Q3 of 2023, it has quickly become a cherished destination for residents of all ages, offering a versatile space for recreation, relaxation, and community events. Its popularity is not only seen in daily usage but also in future planning—several key events, including weddings already booked for 2025, will be hosted in this space. The deck's appeal as a premier location for special occasions speaks to its value as a cornerstone of community life, providing a scenic and functional gathering place for both casual and formal events.

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Long-Term Value: Over time, amenities like the deck contribute not only to increased property values but also to the overall desirability of the community. Beyond its current usage, the deck represents a long-lasting investment in the community's infrastructure, offering peace of mind that this valuable asset will serve residents for many years to come. Its durability and thoughtful design ensure that future generations will continue to benefit from the space, fostering a legacy of outdoor enjoyment, social connection, and enhanced community pride.

We believe that the real return on investment comes from how much the community benefits from the space in non-monetary ways. These benefits ultimately align with the broader mission of building a thriving, connected community.





Why was the cost of the deck so expensive?

The previous deck was constructed of steel and cement, which significantly increased demolition and disposal expenses due to the complexity of removing such materials.

In addition, we encountered several unforeseen challenges typical of construction projects, including the discovery of mold, hidden underground lines, and inflation costs for products and materials.



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Despite these hurdles, we remain committed to delivering a high-quality amenity that will serve the community for years to come. We recognize that this topic has been revisited frequently by the community, but it's important to note that the decision to expand the deck is final, and the amenity cannot be returned or reversed.

The board carefully deliberated and made the choice to expand the deck to create a more functional and versatile space for residents. Based on the comprehensive information shared above regarding the ROI—both in terms of community engagement and long-term value—it's clear that this was a well-considered and strategic decision.

The expanded deck has already proven to enhance the overall quality of life within the community, and both the staff and management fully support the board's vision for this improved amenity.

What is the ABRA's process for contractor selection?

ABRA consistently employs a rigorous RFP process for all major capital projects, and will continue to do so moving forward. To further strengthen our project management efforts, ABRA is also in the process of hiring a full-time Capital Projects Manager. This role will be dedicated to overseeing upcoming capital projects, ensuring they are managed efficiently and align with the community's needs and expectations. As you can imagine, managing capital projects is a demanding, full-time responsibility. While the ABRA management team has done an outstanding job to date, the board recognizes that additional support is necessary. By bringing in a dedicated Capital Projects Manager, our management team can focus on the broader scope of their roles and responsibilities, ensuring that both daily operations and long-term planning receive the attention they deserve. Smaller scale projects require a minimum of 3 quotes as well as approval before going ahead.



Why does Auburn House have restricted guest policies?

in 2015, the number of non-residents using the park and its facilities was greatly exceeding that of residents. Furthermore, before guest policies were amended, we were seeing more instances of vandalism, broken equipment, theft, etc.





Have you considered the addition of lights to the tennis courts?

This is something we have considered in the past, however, several factors come into play. First, lighting was not part of the original design for the courts, so retrofitting lights now would require significant work, including trenching, which would be costly. Additionally, we must consider the residents living around the lake and near the courts, as the lights could be disruptive. However, we are currently exploring potential options.



Is there a plan to provide air conditioning and sun protection in the gymnasium? When will the leak on the gym roof be repaired?



As with all major facility enhancements or renovations, ABRA will issue a Request for Proposals (RFP) to thoroughly evaluate the infrastructure needs and associated costs. Once proposals are received, they will undergo a detailed review and be presented to the board for approval as part of future capital improvement planning.

In the interim, we have applied a protective film to the southwest-facing windows to deflect heat from the gymnasium, and we plan to add film to the high northwest-facing windows during the next scheduled lift operation.

As for the ongoing leak, this issue is being addressed as part of the comprehensive roof replacement project currently underway, which is expected to fully resolve the concern.

How much was spent on the end of summer fireworks?

The End of Summer Fireworks display at Auburn House costs \$14,000. We know that this event is a resident favourite in our community with record-breaking attendance each year. Since 2021, we've seen over 3,000 more people attend, and in 2024, attendance grew by an additional 1,000 compared to 2023.





Does Auburn House support local businesses?

Yes, at ABRA, we prioritize working with local businesses whenever feasible and appropriate, supporting our community and fostering local business growth. We are always committed to considering Auburn Bay businesses for suitable opportunities. We frequently collaborate with businesses in Auburn Bay and the surrounding area for our community events, programming, community initiatives, facility maintenance projects, etc. Some of the local businesses that we have been able to support include: Sweet Caroline's, Blackbird Pub, Faces of Wendy, Honest Auto, Koru Contracting, Flossy AF Cotton Candy, VHF Coffee, Top General Construction, Suds & Sodas, and so many more!





Please explain the process of selecting vendors for events.

Apart from the Christmas Market, there currently is not a formal application process for selecting vendors. For the Christmas Market, residents are given a two-week priority window to submit their applications before it opens to vendors outside the community. For all other events, we maintain an extensive list of vendors, including those we've worked with successfully in the past, as well as those who have reached out to us. We also actively seek out new vendors when needed. During the event planning process, we assess and contact vendors based on their suitability for each specific event. While vendors are often selected well in advance to secure availability, we always aim to accommodate additional vendors when possible.





At what temperature/ice thickness is the zamboni able to maintain the lake loop?

ABRA requires a minimum of 14 inches of solid good ice across the entire surface to safely operate the Zamboni.

However, ice thickness can vary, with one area reaching 14-15 inches while another may only have 12 inches. Additionally, factors like holes, radial cracks, water pressure, and snow buildup impact ice quality, weight load and safety. Extreme cold also poses a risk of freezing the Zamboni, preventing its use.

To ensure safety, our staff conducts thorough and regular ice checks throughout the season, carefully evaluating all conditions to meet operational standards.

Why do all of the common green areas and parks look so abandoned and deteriorated this year?

While ABRA oversees some City-owned properties within our community, several green spaces are directly managed by the City. This past summer posed challenges for maintaining these areas, not just in Auburn Bay, but citywide. The unusually dry conditions and lack of rainfall made it difficult for green spaces to thrive, along with the water restrictions we had for most of the summer. Despite best efforts, the environmental circumstances affected the health and appearance of many parks and green areas across the region. This was a citywide issue, highlighting how unpredictable weather can impact the maintenance of outdoor spaces, even with careful planning and attention.





Why do we not have stricter rules in place on unkept yards?

While we understand the importance of maintaining high standards in our community, the Auburn Bay Residents Association (ABRA) does not have the jurisdiction to create or enforce rules regarding unkempt yards or public areas. This responsibility falls under the City of Calgary's purview. The ABRA is only responsible for specific areas outside the park, such as medians, lake access ways, and designated DC corners.

The City of Calgary has bylaws in place for these matters, and we recommend contacting 311 for concerns about yard maintenance or public areas, as they have the resources and authority to address them.



FUTURE CAPITAL PROJECTS

TO BE COMPLETED WITHIN THE NEXT FIVE (5) YEARS

Replacement
of Auburn
House roofing
(in progress)

Replacement of all
Auburn House
windows

Replace
furnace/condenser
system

Replace/enhance
existing playground
and splash park

Replace
Auburn House
water filter

Replace the
1445 tractor(s)



RESIDENTS
ASSOCIATION



NEW for 2024/2025 - Community Volunteer Committee Opportunities

When residents are empowered to lead and take part in special interest groups, they develop a stronger sense of ownership and responsibility for the community's success. This collective involvement fosters greater satisfaction and pride in the neighborhood.

- Playground & Splash Park Committee
- Communications Committee

Have an idea for a volunteer committee? We want to hear from you. Please reach out to rrcoordinator@auburnbay.org

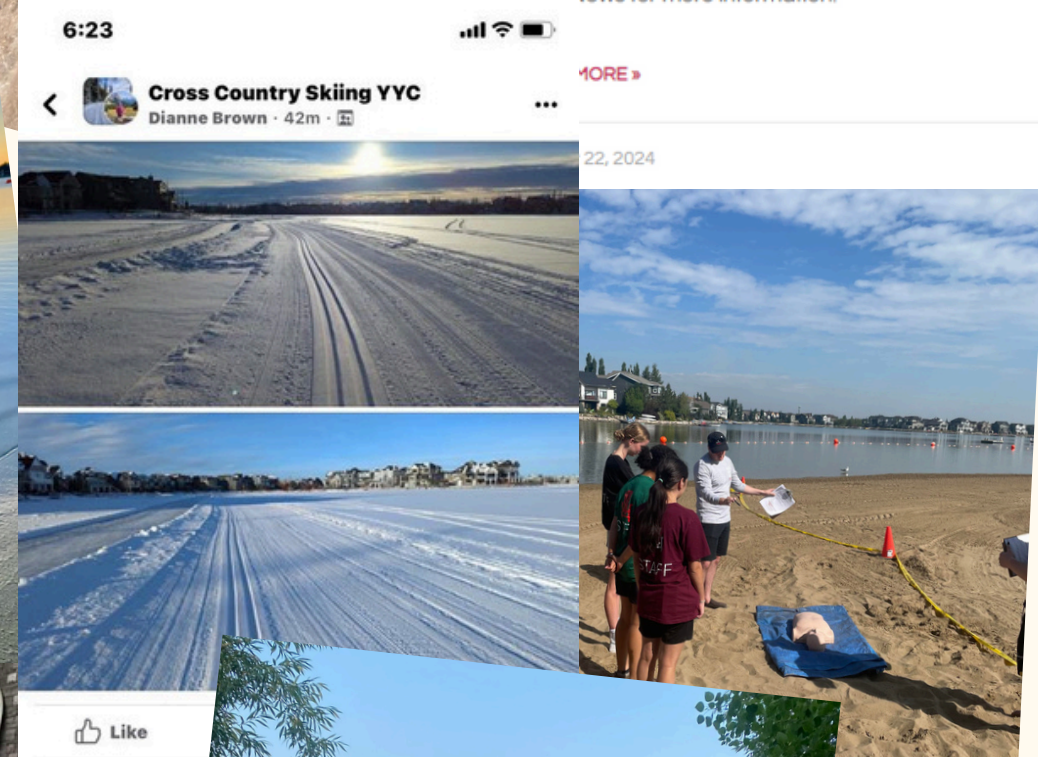




GENERAL NEWS

CBC – Which lakes in the greater Calgary area are tested for water quality?

Auburn Bay is at the top of the list for cleanest lakes in Calgary! Watch the video below from CBC News for more information!



6:23

Cross Country Skiing YYC
Dianne Brown · 42m · 📷

22, 2024

Like






Auburn Bay Residents Association


Contact Information

Questions, consultations, and other concerns

 403-537-2601

 gm@auburnbay.org

 www.AuburnBayRA.ca

 200 Auburn Bay Blvd SE
Calgary, AB T3M 0A4

