

Reference: Q&A for the 2021 OAH AGM November 24, 2021

Q: Are there any plans to curtail the speeders on Copithorne Trail? Have traffic calming measures been considered?

A: The OAH has already provided an answer for speed concerns (see previous Answers). This is RCMP control and authority. Speeding on roadways is an ongoing issue in all areas of Rocky View County and not just Harmony. If speeding is witnessed by a resident, it is recommended that information from the speeder be taken and reported to the RCMP for further action.

Q: With the increasing in popularity of disc golf, is there a possibility of disc golf being incorporated into some of the green space on the south side of Harmony?

A: This request for consideration has been passed onto the Developer for possible incorporation into future open spaces in Harmony.

Q: How many homes are currently a) Owner occupied, and b) Sold/Under Construction/On Hold?

A: Based on OAH records as of October 31, 2021 268 homes are Owner Occupied and paying OAH fees.

Based on the information supplied by the Developer, 360 homes are Sold to a third party, and 80 are currently Under Construction.

These figures are subject to change on an ongoing basis as more families move into the area.

Q: What is the timeline for another new playground phase 3/4/school site area? Current paintbrush park playground is woefully inadequate when compared to north playground.

A: The Developer has advised that the next play structure is anticipated in Stage 2 of the adventure zone. Construction of the Stage 2 of the Adventure Park has not been determined at this time. A concept plan of the Adventure Park is on the OAH website for reference.

Q: Please provide a Nordic spa timeline update. Will there be deep utilities in the spring?

A: The Developer has advised based on their discussions with Groupe Nordik, the spa design is currently scheduled to occur throughout 2022, with construction anticipated to begin in 2023. This schedule is subject to change.



Q: Please provide a timeline update for the recently permitted childcare/liquor store at edge of the Village Centre.

A: The Developer has advised that the builder is currently working with Rocky View County administration for development approvals, and they estimate construction to commence in spring of 2022. This timeline is subject to change.

Q: Please provide a timeline update for road access from golf course out to RR31.

A: The Developer has advised that they will be working through design and approvals for East Harmony Trail to Range Road 33 throughout 2022, with construction anticipated to occur in 2023 and 2024.

Q: What is the timing of the additional road into Harmony?

A: See above -

Q: When does the trigger for Twp. 250 road updates occur? Is it a set number of units?

A: The Developer has advised that any road updates to Township 250 are determined by Rocky View County, based on Traffic Impact Assessments provided by the Developer, who have confirmed that an upgrade to this roadway is not scheduled in the short term.

Q: Please provide a general update on excavation activities ongoing – looks to be start of lake B?

A: We have been advised by the Developer that excavation on the West Lake has commenced and will be done in stages over many years. This initial work will consist of grading phases 11, 12, 13, 14, the Village Centre and first portion of the lake expansion.

Q: What is the timing of the 2nd lake?

A: See the answer above.

Q: When both lakes are complete how will we be able to access both via the water?

A: We have been advised by the Developer that Lake A & B will not be physically connected. The Developer is currently working with the engineer to see what options are available for connectivity if any. Once confirmed, the Developer will provide information to the OAH.

Q: What steps are the OAH executives taking to address the ongoing billing issues (i.e., late billing, slow payment processing, miss applying payments, etc.) Harmony residents have been facing with Corix?

A: We have been advised that HAWSCo is currently working with Corix to resolve the billing concerns brought forward by the HAWSCo customers.

Q: Can you please provide an update regarding the HAWSCo water utility consumption fee (metered) basis application that has been submitted to the AUC and include when approval is anticipated so that homeowners are charged according to their actual water consumption and not a flat fee.

A: We have been advised by HAWSCo that All homes are currently billed at a flat rate until such time as HAWSCo obtains approval from the Alberta Utility Commission (AUC) for a rate application. Once the rate application is approved by the AUC, the flat-fee rate will be changed to a consumption fee. HAWSCo anticipates approval of the rate application in mid to late 2022.

Q: Is the number of geese an issue for the lake? What can be done to deter the number of geese wintering on the lake?

A: Orkin Pest Control is the contractor used by the OAH to control the geese in and around the lake for many years. Orkin attends the amenity several times a week to “annoy and scare off the geese”. Orkin has advised that geese (for the most part) don’t tend to winter here, but we are finding that they are staying later each year due to the abundance of food in the area. The fields surrounding Harmony are full of grain and until there is completely snow covered the geese will stay here and feed.

Q: The Statement of Operations has a line item of “other income” under revenues. We could not identify what is the source of that income in the financial statements. Please advise.

A: Majority of other income is interest revenue for charges on late fee payments. Remaining items include any transfer fees charged for new owners to setup an OAH account and other miscellaneous items (sponsorships, food truck charges, etc.)

Q: The Statement of Cash Flows indicates negative cash flows fiscal year 20-21. What is the board's projection for the next fiscal year and why is the board concerned or not concerned about this situation?

A: The Board approved 2021-2022 operating budget projects an operating shortfall of \$336,000. The Developer has confirmed its commitment to fund OAH shortfalls for cash and operations as the development continues to grow towards sustainability. Potential repayment of funding shortfalls to the Developer will be assessed in 2022 once the long-term forecasts for the OAH are updated. The last update predicted sustainable operations around 1,000 units.

Q: The Statement of Financial Positions indicates the association has approximately \$1.2M in restricted cash. Per note 1(e) the cash is held in a financial institution. Is the money being invested? The notes seemed silent on investments and investments income (loss). Please advise.

A: Currently these funds are in an interest-bearing account with the bank. Work is on-going to find suitable investment alternatives for both this fund and the new reserve fund. As these funds will be used to finance future capital projects (or repair work in the case of the reserve fund), the OAH Management will finish the update of its long-term capital development plan to assess timing of future spend so the right balance of investment types is utilized in order to mitigate investment risk but also allow proper availability of funds when required. Analysis and investment recommendations will be put to the Board when complete.

Q: We could not find the agendas nor minutes of the meeting held by the OAH Board of Directors on the portal. Please advise if these documents are made available to the members.

A: The AGM minutes are posted on our website under the financial information tab, regular Board meeting minutes are not posted on the portal as by doing this would potentially compromise the OAH's ability to operate and manage the facilities. If you have any questions about the day-to-day operations, or would like to see the minutes of the Board meetings for the OAH please email admin@harmonyowners.com, so we can arrange for you to execute a non-disclosure agreement before viewing these documents.

Q: If owners are contributing 60% of the revenues, why is an owner not represented on the Board?

A: Kindly refer to the Board members from the last AGM meeting minutes. You will note that Ms. Jessica Eren and Mr. Will Glover are Board members, and Mr. Frankie O'Brien is now a new Board member. All these individuals are residents in Harmony and members in good standing in the Association.