

**MINUTES OF THE ANNUAL GENERAL MEETING OF  
THE CALGARY COMMUNITY BRIDGE LEAGUE (CCBL)  
HELD ON SATURDAY, NOVEMBER 27, 2021, AT 4:00 P.M.  
VIA ZOOM**

In attendance:

Dave Adelman  
Michael Broadhurst  
Diane Campbell  
Rae Cram  
Lorainne Curr  
Clarende Duby  
Abdul Faki  
Keith Falkenberg  
Janet Galbraith  
Gail Godwin  
Rod Hilderman  
Jane Lamont  
Steve Lawrence  
Marlene Lenstra  
William Mandolidis  
Andrew McKaig  
Chris Murphy  
Jim Murphy  
Stephen Paul  
Ken Penton  
Bruce Petrie  
John Prance  
Brian Saville  
Joy Saville  
Elaine Stewart  
Danuta Trafford  
Tom Trafford  
Keith Wallace  
Pam Wallace  
Jean Ward  
Babett Valachi

1. **CALL TO ORDER:** The President, Ken Penton, called the meeting to order at 4:02 p.m.

2. **WELCOME:** Ken Penton welcomed the CCBL Members and thanked them for attending the meeting.
3. **CONFIRMATION OF QUORUM:** As more than twenty people were in attendance, a quorum was established according to the Bylaws.
4. **APPROVAL OF AGENDA:** **Diane Campbell** moved that we approve the Agenda as presented. **Danuta Trafford** seconded the motion. The motion was carried.
5. **PROOF OF PROPER NOTICE OF AGM:** Notice was sent by email on November 15, 2021, at 4:59 p.m. A copy of the email is attached to these Minutes.
6. **APPROVAL OF MINUTES OF 2020 ANNUAL GENERAL MEETING:** **Abdul Fakh** moved that the Minutes of the 2020 Annual General Meeting be approved. **Danuta Trafford** seconded the motion. The motion was carried.
7. **INTRODUCTION OF CURRENT BOARD:** Ken Penton introduced the current Board of Directors – Ken Penton, President; Abdul Fakh, Vice-President; Keith Falkenberg, Treasurer; Diane Campbell, Secretary; Rae Cram, Janet Galbraith and Danuta Trafford, Directors at Large.
8. **PRESIDENT’S REPORT AND BRIDGE CENTRE UPDATE:** Ken Penton gave a CCBL status report for the past year. He reviewed the Mission Statement and Vision Statement of the Calgary Community Bridge League and advised that after eleven years of working towards our mission and vision, we have made progress. He explained how the dream began with Lamya Abougoush and Walter Brock, with tireless efforts to raise money, recruiting celebrity bridge players for weekend seminars, and working with the Calgary Parks Foundation and the AGLC. Over the years we were able to raise about \$470K. The Board spent innumerable hours searching for an appropriate site but there were many roadblocks, including financial issues and permit problems. However, the biggest obstacle was lack of parking. One of our members, Marcia Andreychuk, advised that the Ramsey Community Centre was available to rent. The Board put together an excellent proposal and we were awarded the Centre at the end of June. We are now in the process of constructing and completing a very nice centre that will hold 55 tables, with parking for at least 60 cars. We will spend \$250,000 on renovations, which will include a state-of-the-art audio visual set up. The venue has great access from most areas of the City. Construction should be completed around the middle of December. We hope to hold an open house and bridge game on New Year’s Eve. The CCBL’s role is a not-for-profit organization, and we are not in the business of running bridge games. We will facilitate the running of games by bridge club owners by providing a fully equipped venue for a nominal rent.

9. **TREASURER'S REPORT:** Keith Falkenberg read the Auditor's Report written by our auditor, Doug Mann, and presented the Statement of Financial Position as of June 30, 2021, and the Statement of Operations and Members' Equity, copies of which are attached to these Minutes. We have until next November to spend the casino money, which should not present any problems. We are carrying two types of insurance, property coverage on our equipment and directors and liability insurance. We have increased our insurance coverage significantly. Our public liability is now \$5,000,000 in accordance with the requirements of the City. We now have property coverage for \$125,000. We are also required to insure the building for fire loss. **Keith Falkenberg** moved that the Audited Financial Statements for the year ended June 30, 2021, be accepted as presented. **Janet Galbraith** seconded the motion. The motion was carried.
10. **APPOINTMENT OF AUDITORS FOR 2021/2022:** Doug Mann has indicated that he cannot continue as the CCBL's auditor due to the perceived conflict of interest involving the CCBL. Given the imminent opening of the Calgary Bridge Centre, the Board feels that an accounting firm should be our new auditor. **Keith Falkenberg** moved that the CCBL Board of Directors be empowered to engage a new auditor for the fiscal year ended June 30, 2022. **Diane Campbell** seconded the motion. Motion carried.
11. **ELECTION OF DIRECTORS:** The following people will continue to serve on the Board: Ken Penton, Abdul Fasih, Keith Falkenberg, Rae Cram, and Janet Galbraith. Diane Campbell, Danuta Trafford, and Jim Murphy have agreed to stand for election for a three-year term ending at the AGM in 2024. **Abdul Fasih** moved that Diane Campbell, Danuta Trafford, and Jim Murphy be elected to the CCBL board for a three-year term ending at the AGM in 2024. **Marlene Lenstra** seconded the motion. The motion was carried.
12. **NEW BUSINESS – UPDATE ON BRIDGE CENTRE:** Ken covered much of the update on the Bridge Centre in his President's Report. Keith advised that we have a letter from the City of Calgary for temporary occupation of the Ramsey Civic Building and the City is in the process of formalizing a lease for us. We will have a five-year lease, with an option for renewal for two additional five-year terms. We may have to make a formal application to the City to be exempted from paying property taxes, but we have been assured this will not be a problem. We have agreed to support the community association in their not-for-profit endeavours. Since we have two halls, we have the space for multiple users.

We have engaged a construction manager, Larry McDougall, who has done an excellent job. The construction company is Tribuild. We have been granted a development permit to repair the southeast wall. The inside is being repainted and the outside will be done in the spring. There are new lights in the upstairs hall and the lights downstairs appear to be quite good. The stage area has been removed and an office for the facility manager has been placed near the front door. The bathrooms have all been redone and there is a full-service kitchen downstairs. A vestibule at the front door would be very

costly. Therefore, a heater has been placed there instead to mitigate any drafts. There are 27 marked parking spots in the back. We will take out some grass to add additional parking next year. As well, there are two blocks of unrestricted parking. We believe there are about 60 spots total. We will apply to the City to get parking permits so our customers can overstay the two-hour spots. The Country Hills Golf Club donated 150 chairs, which are in great condition. There is a capacity limit of 150 upstairs (35 tables). We are not required to follow the COVID one-third capacities code if we follow the Restrictions Exemption Program. We are checking into getting a liquor licence, which is an involved process. At the start of our opening, we foresee bridge clubs operating primarily on weekdays.

13. **QUESTIONS FROM THE FLOOR:** Clarification was requested as to whom will be managing the building. Crystal Mann is the operations manager, assisting us with readying the building for occupation. We are hiring a facility manager, Fiona, the previous facility manager for the Haysboro Community Centre. There is a process as to how bridge clubs have been or will be assigned game times and space. The clubs that ran games before COVID19 will be given first choice of times for their games as per their previous times. A secondary criteria is a “first come first serve” policy for assignment. CCBL policy is that all people running or attending the games will be required to be double vaccinated. Keith advised that the New Year’s Eve game will likely be hosted by the Bow River Bridge Club. We hope to fully open for operations in January.

14. **ADJOURNMENT:** **Rae Cram** moved that the meeting be adjourned. **Abdul Fakh** seconded the motion. The motion was carried, and the meeting adjourned at 4:45 p.m.

Submitted by Diane Campbell  
November 29, 2021