



Inglewood Community League

Annual General Meeting Minutes

Meeting Date:	Saturday October 25, 2025
Meeting Start Time:	1:00 pm
Meeting Location:	Inglewood Community Hall

Meeting Minutes

1. Call to Order and Land Acknowledgement Meetings called to order by Daryle Niedermeyer at 1:00 p.m. League and community members were welcomed. Quorum achieved (16 league members; 4 Board members) Land acknowledgement shared by Daryle Niedermeyer - The Inglewood Community League acknowledges that we are situated on Treaty 6 territory, traditional lands of First Nations and Métis people. This land has been a gathering place, and a hunting and wintering ground for nations such as the Nehiyaw, Denesuliné, Nakota Sioux, Anishnaabe, and Niitsitapi, among others. This heritage is stronger in Inglewood due to the former Camsell Hospital with its legacy of hardship and healing for countless First Nations peoples across the North, including the Inuit. While we have not always walked together, we now strive to walk as neighbours and friends. Together, we seek to honour the traditions of the first inhabitants of this land and to work together for our common benevolence and welfare.	1:00 p.m.
2. Housekeeping: i. Sign-in sheet – Quorum achieved ii. Voting cards were distributed iii. Hand-outs (2024 AGN Minutes; 2025 AGM Agenda with attached President and Board member reports; Audited Financial Statements 2025) iv. Acceptance from nominees prior to the vote v. Note for Quorum to commence the annual meeting b. Introduction to the current board's members by Daryle Neidermeyer	1:05

c. Welcome of special guest presenter and visitors.	
3. Adoption of Agenda a. Motion: To approve of the Agenda by Ed Vandervlught Seconded by Heather Nicholson Motion carried	1:10
4. Adoption of Minutes of last year's Annual General Meeting a. Motion: To approve the meeting minutes from 19 October 2024 by Lynne Moulton Seconded by Ed Vandervlught Motion carried	1:15
5. Financial Reports Reports reviewed by Chad Ohman, Treasurer a. Motion: to adopt the Financial Statements as reviewed by Andrew McGregor Seconded by Kristi Wendell Motion carried	1:20
6. Business Arising from the Treasurer's Report a. Kelly Ware and Matthew Haley as auditors for the 2024-2025 fiscal year end financial reports with Kendra Russell as a backup auditor should Kelly or Matthew be unable to fulfill this role.	1:30
7. Presentation Mapping the Evolution of Housing in Inglewood, Edmonton: A neighbourhood in transition - by Dr. Damian Collins Dr. Damian Collins, Professor in Human Geography, University of Alberta. A study was conducted to document and visualize the changing housing landscape in Inglewood, a mature neighbourhood in the inner-western suburbs of Edmonton, Alberta. * See a summary of the research at the end of the minutes	1:35
8. Reports from the Directors a. President's Report – Daryle Neidermeyer discussed highlights from this membership year. b. Other reports – Ella Mayer, Ward Anirniq Candidate for Counsellor Forum, and Kayla Ngyen, Membership Director. <i>*See reports handouts.</i>	2:00

9. New Business

a. Introduction of new logo

Daryle Neidermyer introduced the new Inglewood logo created by graphic designer Laurel xxx.

2:25

b. Proposed Amendments to the Bylaws:

Daryle Neidermyer introduced and described the three amendments that are proposed.

The intent of these amendments are to:

1. Allow the Board and Executive to fill vacancies in the Board whether these positions become vacant between AGMs or remain vacant following a meeting of the membership.
2. Remove some gender-oriented pronouns which were overlooked in the recent bylaw rewrite.
3. Expand the existing category of Associate Member (which is a non-voting category) to include the possibility of business or corporate members as well as persons.

Notice of motion:

That the Bylaws of the Corporation be amended as follows:

- **That section 4.1.21 be repealed and replaced with a new section 4.1.21 reading:**

If an officer dies, resigns or ceases to be a member, or for any reason becomes unable or ineligible to attend to the duties of their office, the office shall be deemed vacant.

- **That section 4.1.22 be repealed and replaced with a new section 4.1.22 reading:**

A Director may resign from and vacate their office upon giving notice to the Secretary of the League in writing and such resignation shall take effect in accordance with such notice.

- **A new section, numbered 4.1.24 be added as follows:**

If a position on the Board becomes vacant for any reason or the position has remained vacant following an Annual General Meeting, or a Special Meeting:

- *The Executive Committee may nominate a Member to the Board to fill the position.*
- *If a Member is so nominated, at its next scheduled Board Meeting, the Board shall decide whether to:*

- *Appoint the nominee by a simple majority vote. The appointment will remain effective until the next Annual General Meeting at which time the AGM*

*will be asked to ratify the appointment;
or*

- *Ask the Executive to replace the nominee with a nomination for a different Member; or*
- *Leave the position vacant until the next Annual General Meeting; or*
- *Call a Special Meeting to fill the position.*

- **A new section, numbered 4.1.25 be added as follows:**
Nothing in Section 4.1.24 shall alter the normal term expiries and limits as defined by Sections 4.1.15, 4.1.16, or 4.1.17.
- **Amend Section 5.2.2.e to insert the underlined text:**
 - The Board may grant Associate Membership to a person, business, or corporation who has a current connection to the Inglewood Community but who does not meet the provisions of section 5.1 of these bylaws.
- **Sections 6.7.1 and 6.8.1 be amended to remove all uses of the pronouns “his” and/or “her” and replace their use with a single use of the pronoun “their.”**

2:45

(These amendments were endorsed and recommended to the membership for approval at the March 12, 2025 board meeting.)

Motion: To approve the amendments to the Inglewood Community League bylaws 4.1.21, 4.1.22, 4.1.24, 4.1.25, 5.2.2, 6.7.1 and 6.8.1 as described by Heather Nicholoso

Seconded by Ella Mayer

Motion carried

c. Elections

i. Executive Elections

As specified in the Bylaws, Section 4.2.2, individuals nominated to Executive roles must be either current board members, or past/returning board members

1. Vice President (2-year term) Motion to cease nominations, moved by Daryle Niedermyer. There were no nominations for this position.
Action: The Board Executive to consult bylaws and resolve coverage of this position.
2. Treasurer (2-year term) Motion to cease nominations, moved by Daryle Niedermyer.
Chad Ohman by acclamation

ii. <u>Other Director Elections</u> <i>Any member in good standing of the League can be nominated to any of these Director positions</i> 1. Director of Membership (2-year term) 2. Ratification of the appointment or election of the Director of Communications (term ending in 2026) 3. Director of the Programs and Events (2-year term) 4. Directors at Large (maximum 6 – 1-year terms)	
10. Adjournment	2:45 p.m.

Agenda item: 7

EXECUTIVE SUMMARY The purpose of this study was to document and visualize the changing housing landscape in Inglewood, a mature neighbourhood in the inner-western suburbs of Edmonton, Alberta.

We identified and combined publicly-available spatial datasets to identify the age, location, and density of all housing units in Inglewood. We used ground-truthing to resolve discrepancies in the data, and to verify vacant lots and demolition/construction sites.

In analyzing the data, we refer to six time periods that correspond to general eras or stages in the urban development of Edmonton.

Our key findings are as follows:

- There are just over 1200 developed residential parcels in Inglewood.
- There are 132 houses in Inglewood today built during the first era of residential development (pre-1940). These account for 11% of the total housing stock and are clustered in the south and east of the neighbourhood. The oldest house in Inglewood was built in 1909.
 - The largest stock of housing in Inglewood dates from the WWII/Post-War era (1940–1959): there are 475 houses built during this time, accounting for nearly 40% of current stock.
- Substantial housing development continued in the subsequent period (1960–1989), including the first duplexes. Today, there are 218 houses from this era (18% of total stock).
- Inglewood has experienced widespread infill development and densification since 2010. In total, 309 houses have been built from 2010–2024, accounting for one-quarter of all stock.
 - This level of housing development in Inglewood since 2010 is the highest of any neighbourhood in Edmonton’s inner-west suburbs: at 25%, it is slightly higher than Westmount to the south (20%) and Prince Charles to the northeast (21%), and much higher than other nearby mature neighbourhoods.
- Single-family (detached) homes have long been the dominant housing form in Inglewood, with

exceptions for parcels fronting major roads. Today, single-family homes are on 70% of all residential lots.

- High-density housing (containing 9+ units) was added in the 1960–1989 era, with apartment development along major arterial roads – specifically 111 Ave, 118 Ave, 124 St and Groat Road/St. Albert Trail. The largest structure in Inglewood is St. Andrews Centre, with 317 seniors' units. Currently, a major high-density development is underway on the site of the former Charles Camsell Hospital.
- There are 88 moderate-density housing structures (3-8 units), representing 7% of total stock, most of which have been built since 2010, and especially since 2020. Under current zoning rules, and with ongoing replacement of older stock, we anticipate this style of housing is likely to continue to increase in Inglewood.