



September 27, 2016

Members of the McKenzie Towne Council  
McKenzie Towne, Calgary, Alberta

Dear Residents of McKenzie Towne:

**RE: Notice of Annual General Meeting – 7:00 PM, Wednesday, October 26, 2016**

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McKenzie Towne Council (MTC) is a not-for-profit company incorporated under the Alberta Companies Act. All homeowners (including members of their family and tenants) in McKenzie Towne are consequentially members of MTC. The purpose of MTC is to own and operate the McKenzie Towne Hall, and various other subdivision features and amenities within the community of McKenzie Towne.

Enclosed please find the Notice of the Annual General Meeting (AGM) for McKenzie Towne Council (MTC), an Information Circular and a Proxy Form. The following information regarding MTC which you may wish to review is available on our website at [www.mtcouncil.com](http://www.mtcouncil.com) under the “Council” tab then under “Annual General Meeting”:

- Audited Financial Statements for the 2015/2016 fiscal year and the Independent Auditor’s Report and Treasurer’s Report;
- the Report of the Board of Directors;
- the Minutes of the AGM held on October 28, 2015.

Please note that to attend the AGM you must be a “Member in Good Standing” according to Article 2(n) of the Articles of Association. The AGM is being held at **7:00 PM on Wednesday, October 26, 2016** at the McKenzie Towne Hall, located at 40 McKenzie Towne Blvd SE (at the traffic circle), Calgary, AB. **Doors open at 6:30 pm; doors close at 7:01 pm sharp! If you are unable to attend, please date, sign and return the enclosed Proxy in accordance with the Proxy instructions.**

If you are interested in being nominated for the Board of Directors, or have any questions about the enclosed, please contact Rob Van Gastel, President – McKenzie Towne Council, via e-mail at [president@mtcouncil.com](mailto:president@mtcouncil.com).

On behalf of your Board of Directors, we look forward to your participation.

Yours truly,

**MCKENZIE TOWNE COUNCIL:**

**President - ROB VAN GASTEL**

**Vice President – Margaret MacPherson**

**Secretary – ROGER DOUCETTE**

**Treasurer - MALIK AMERY**

**Board of Directors -**

**LAURA ST. CROIX JIM FITZ-MORRIS**

**BRIAN HENDERSON RICK LEIGH**

**PRESTON THIRLWALL JESSICA SMITH**

**MARGARET MACPHERSON**

**SHAWN MACDOUGALL UTE DAVIES**

**TO ALL MEMBERS IN GOOD STANDING: IF YOU ARE NOT ABLE TO BE PRESENT AT THE AGM,  
PLEASE DATE, SIGN AND RETURN THE ACCOMPANYING PROXY.**

**MCKENZIE TOWNE COUNCIL**  
**NOTICE OF ANNUAL GENERAL MEETING OF MEMBERS IN GOOD STANDING**

TAKE NOTICE, that the Annual General Meeting of the Members in Good Standing of **MCKENZIE TOWNE COUNCIL** (the "Company") will be held at the McKenzie Towne Hall, located at 40 McKenzie Towne Blvd SE (at the traffic circle), Calgary, Alberta, on **Wednesday, October 26, 2016 at 7:00 PM**. (Mountain Standard Time) **Doors open at 6:30 pm; doors close at 7:01 pm sharp!**, for the following purposes:


- 1) To receive the minutes of the AGM for the Company held on October 28<sup>th</sup>, 2015;
- 2) To receive the Report of the Board of Directors of the Company;
- 3) To receive the audited financial statements of the Company for the fiscal year ended May 31<sup>st</sup>, 2016;
- 4) To establish the number of Directors to hold office until the next Annual General Meeting and elect such Directors;
- 5) To appoint PricewaterhouseCoopers LLP, as Auditor of the Company;
- 6) To transact such other business as may properly come before the Meeting or any adjournment thereof.

**The Audited Financial Statements for the 2015/2016 Fiscal Year and the Independent Auditor's Report, Report of the Board of the Directors, Minutes of the AGM held on October 28, 2015 are available on our website at [www.mtcouncil.com](http://www.mtcouncil.com).**

THIS NOTICE SHOULD BE READ IN CONJUNCTION WITH THE INFORMATION CIRCULAR ACCOMPANYING THIS NOTICE.

Dated at Calgary, Alberta, this 27th day of September, 2016.

BY ORDER OF THE BOARD OF DIRECTORS



MALIK AMERY –Treasurer

**INFORMATION CIRCULAR**  
**GENERAL INFORMATION AND PROXY STATEMENT**

**SOLICITATION OF PROXIES**

This Information Circular is furnished in connection with the solicitation of proxies by management of the MCKENZIE TOWNE COUNCIL (the "Company") for use at the Annual General Meeting (the "Meeting") of Members in Good Standing of the Company to be held at the McKenzie Towne Hall, located at 40 McKenzie Towne Blvd SE, Calgary, Alberta, on **Wednesday, October 26, 2016 at 7:00 PM** (Mountain Standard Time). All expenses incurred in connection with the solicitation of proxies will be borne by the Company. Solicitation will be made primarily by mail, but proxies may also be solicited by Directors, officers and employees of the Company.

**APPOINTMENT AND REVOCATION OF PROXIES**

Each Member in Good Standing entitled to vote at the Meeting may, by means of a form of proxy in writing executed by the Member in Good Standing or his attorney, authorized in writing, appoint a proxy to attend and vote on his/her behalf at the Meeting. In order to be acted upon at the Meeting, a form of proxy must be returned as indicated in the INSTRUCTIONS FOR PROXY FORMS included in this package. A Member in Good Standing may revoke a form of proxy previously given by returning another proper form of proxy bearing a later date than the previously given form of proxy as indicated in the INSTRUCTIONS FOR PROXY FORMS included in this package.

### EXERCISE OF DISCRETION BY PROXY

Proxies will be voted or withheld from voting in accordance with the Member in Good Standing's instructions contained therein. The form of Proxy also confers authority on the persons named therein to vote with respect to any other matters which may properly be brought before the Meeting. At the date hereof, management knows of no other such matters.

### VOTING BY MEMBERS IN GOOD STANDING

***Only Member in Good Standing of record at the close of business on the 27th day of September, 2016, are entitled to vote at the Meeting, each Member in Good Standing being entitled to one (1) vote. Members in Good Standing are defined in the Articles of Association (the "Articles") of the Company as restricted to Commercial Members, Homeowner Members, Rental Members and Other Members. No Member is entitled to vote at the Meeting if at the close of business on September 27, 2016 any sum due or payable to the Company by such Member remains unpaid for at least thirty days (30) days following the original demand for payment of same.***

Where there is more than one owner of a property, there shall be only one Member who shall be the person designated as the Member by all the owners of the property. In the absence of such designation, the first person named as owner in the Certificate of Title or as Purchaser in an Agreement for Sale, shall be the Member. Where a residential property is occupied by a tenant, such tenant may be designated as the Member by and instead of the owner of such property. Where a rental project is involved, the registered owner shall be the Member and notwithstanding how many tenants are residing in the rental project, it shall have only one (1) vote. At the close of business on September 27, 2016, the Company has **6458** Members in Good Standing.

### ELECTION OF DIRECTORS

At the Meeting, it is proposed that the total number of Directors for the Company be established as no more than fifteen (15) until the next Annual General Meeting. The following individuals, current Resident Directors "Members in Good Standing" have expressed an interest in letting their name stand for nomination:

<b>Rob Van Gastel</b>	<b>Jim Fitz-Morris</b>	<b>Malik Amery</b>	<b>Preston Thirlwall</b>
<b>Ute Davies</b>	<b>Laura St. Croix</b>	<b>Jessica Smith</b>	<b>Brian Henderson</b>
<b>Rick Leigh</b>	<b>Shawn MacDougall</b>	<b>Margaret MacPherson</b>	<b>Roger Doucette</b>

Nominations will also be sought at the meeting for Directors from the Members in Good Standing. Individuals should be aware of the fiduciary responsibilities of Directors. Any other Members in Good Standing interested in standing for election at the meeting are invited to contact Rob Van Gastel, President - McKenzie Towne Council, in advance of the meeting via e-mail at [president@mtcouncil.com](mailto:president@mtcouncil.com).

The term of office for each person shall be from the date of the Meeting until the next Annual General Meeting of Members in Good Standing or until his/her successor is elected or appointed. Information is given below with respect to each nominee as a Director, including the length of time each has been a Director of the Company.

NAME	PERIOD SERVED AS DIRECTOR OF THE COMPANY	PRINCIPAL OCCUPATION
Rob Van Gastel	2 Year	City of Calgary Employee
Malik Amery	6 Years	Director of Corporate Finance
Rick Leigh	2 Years	Auditing
Ute Davies	2 Years	Retired

Jim Fitz-Morris	4 Years	Retired
Margaret Macpherson	2 Year	Accounting
Laura St. Croix	3 Year	Registered Nurse
Brian Henderson	2 Year	Professional Engineer
Shawn Macdougall	Less than 1 Year	Oil and Gas
Jessica Smith	1 Year	Property Manager
Roger Doucette	1 Year	Teacher
Preston Thirlwall	1 Year	Banking

DIRECTORS COMPENSATION	Nil
PENSION PLAN	Nil
EXECUTIVE COMPENSATION AND PLANS	Nil
INCENTIVE SHARE OPTION PLAN FOR OFFICERS AND KEY EMPLOYEES	Nil

**APPOINTMENT OF AUDITORS**

Management proposes that PricewaterhouseCoopers LLP, be appointed as Auditor of the Company and that the Directors be authorized to fix the remuneration of the Auditor.

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**CERTIFICATE**

The foregoing contains no misstatement of a material fact and does not omit to state a material fact that is required to be stated or that is necessary to make a statement not misleading in the light of the circumstances in which it was made.

BY THE ORDER OF THE BOARD OF DIRECTORS



MALIK AMERY - Treasurer

The management of the Company knows of no amendment, variation or other matters to come before the Annual General Meeting other than the matters referred to in the Notice of Meeting. However, if any other matter properly comes before the Meeting the accompanying proxy will be voted on such matter in accordance with the best judgment of the person or persons voting such proxy.

DATED this 27 day of September, 2016.

BY THE ORDER OF THE BOARD OF DIRECTORS



MALIK AMERY - Treasurer

## **INSTRUCTIONS FOR PROXY FORMS**

### **Appointment and Revocation of Proxies**

A Member desiring to appoint a person (who must also be a qualified Member) to represent him/her at the Meeting may do so by inserting such person's name in the blank space provided. The completed proxy should be forwarded to:

**McKenzie Towne Council**  
**40 McKenzie Towne Blvd. SE, Calgary, Alberta T2Z 4X5**  
**Or by facsimile to 403-930-1551 or email at: [gm@mtcouncil.com](mailto:gm@mtcouncil.com)**  
**Attention: EXECUTIVE COMMITTEE**

**All proxies must be in writing, signed by the Member and received at  
McKenzie Towne Hall no later than 5:00 P.M. on Tuesday, October 25, 2016.**

**Alternatively, the completed proxy may be delivered to the Chairman of the Meeting on the day  
of the Meeting.**

A Member who has given a proxy may revoke it at any time before it is exercised. A proxy may be removed by instrument in writing or, if the Member is a corporation, by an officer or attorney thereof duly authorized, and delivered as indicated above, at any time up to and including the last business day preceding the Meeting.

### **Voting and Exercise of Discretion by Proxies**

The persons named in the form of proxy will vote the Membership in respect of which they are appointed in accordance with the instructions indicated therein.

BY THE ORDER OF THE BOARD OF DIRECTORS



MALIK AMERY - Treasurer



**MCKENZIE TOWNE COUNCIL**  
**ANNUAL GENERAL MEETING OF MEMBERS-IN-GOOD-STANDING**  
**On the 26<sup>th</sup> day of October 2016 at 7:00 PM (Mountain Standard Time)**

**PROXY SOLICITED BY MANAGEMENT**

The undersigned Member in Good Standing of the MCKENZIE TOWNE COUNCIL (the "Company") hereby appoints **Rob Van Gastel** or failing him \_\_\_\_\_, as proxy to attend and vote on behalf of the undersigned at the Annual General Meeting of Members in Good Standing and at any adjournment thereof, and my proxy is instructed to vote:

1) **FOR** \_\_\_\_ OR **AGAINST** \_\_\_\_ (and if no specification is made, **FOR**)  
 The setting of the total number of Directors for the Company until the next Annual General Meeting at fifteen (15).

2) **FOR OR AGAINST** the election of the following resident member(s) as Director(s):  
**Please mark in favour of a maximum of fifteen (15) selections clearly.**

<b>NOMINEE</b>		<b>FOR</b>			<b>NOMINEE</b>		<b>FOR</b>
Malik Amery					Shawn MacDougall		
Rob Van Gastel					Laura St. Croix		
Ute Davies					Jessica Smith		
Rick Leigh					Brian Henderson		
Jim Fitz-Morris					Preston Thirlwall		
Margaret Macpherson					Roger Doucette		

**If no individual(s) are specified my proxy may vote at his/her discretion.**

3) **FOR** \_\_\_\_ OR **AGAINST** \_\_\_\_ (and if no specification is made, **FOR**)  
 That PricewaterhouseCoopers LLP be appointed as Auditor of the Company for the 2016–2017 fiscal year by the Board of Directors..

4) **FOR** \_\_\_\_ OR **AGAINST** \_\_\_\_ (and if no specification is made, **FOR**)  
 And in his/her discretion with respect to any amendments, variations or additions with respect to any of the matters noted above or with respect to any other matter which may properly be brought before the meeting or any adjournment thereof.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**Member's Name (please print)**

\_\_\_\_\_  
**Signature of Member**

**Member's McKenzie Towne Address (required)**

This form should be signed by the Member in Good Standing or his/her attorney, authorized in writing, and if the Member is a corporation, this form of proxy should be signed by a duly authorized officer under corporate seal.

RETURN PROXIES NO LATER THAN 5:00 PM TUESDAY, OCTOBER 25, 2016  
 Attention: EXECUTIVE COMMITTEE - 40 McKenzie Towne Blvd. SE, Calgary, Alberta T2Z 4X5  
 OR by facsimile to 403-930-1551 OR by email: gm@mtcouncil.com  
 ALTERNATIVELY, PROXIES MAY BE DELIVERED TO THE CHAIRMAN ON THE DAY OF THE MEETING

## **MCKENZIE TOWNE COUNCIL DIRECTORS' REPORT**

### **For the June 1, 2015 to May 31<sup>st</sup>, 2016 Fiscal Year**

The Board of Directors administers McKenzie Towne Council (“MTC” or “the Council”) and currently consists of twelve (12) volunteer members of the community (the “Board”). As a member of MTC, you are involved with an organization that has more than \$5 million in debt free assets in the form of amenities such as Inverness Square and Clock Tower, Elgin Hill, Prestwick Common, and the Towne Hall, to name just a few. We hope you will continue to visit and enjoy these amenities with family and friends. We are very proud of them. This past year has been quite busy for the Board.

A number of initiatives are underway, being implemented, or are complete to benefit the membership:

- Prestwick Common upgrade – a \$215,000 grant was awarded to MTC to create a splash park, enhance the fountain and firepit, bring the site up to current code and add a washroom at the Prestwick Common site, this project will be paid off in 5 years with no planned increases to fees
- Replacement of the electronic sign on McKenzie Towne Boulevard
- Recruitment of a new General Manager
- Recognizing that these are tough financial times, holding fees at previous levels
- MTC is clear of all debt, 12 (twelve) years ahead of schedule, with a strong reserve fund in excess of \$400k
- Stampede Breakfast in partnership with the Calgary Stampede Caravan Committee

Your fees go towards programming and event support at the Towne Hall, enhanced grounds keeping, flooding of Prestwick Common, Christmas lights, and the maintenance of our Towne Hall. What makes McKenzie Towne unique, and differentiates your amenities from other communities is that we are completely open and accessible to anyone.

A close working relationship exists with the McKenzie Towne Community Association and we are working together to enhance the offerings that both of our organizations can offer. We also continue to work closely with the City of Calgary for such things as watering of parks, tree replacement, playground equipment repair, and pond issues. Although MTC is not responsible for these things, we have a vested interest to act on behalf of the membership to advocate for maintenance and initiate improvements which are funded by property tax dollars, not your Resident Association fees.

Council members continue to be conscientious in maintaining their good standing regarding annual fees. As of September 27<sup>th</sup>, 210 households were sent to collections. To ensure fiscal governance, a vigilant approach to fee collection overseen by the Board, and absent the collection program, all members would suffer as we would have shortfalls in the budget and an inability to deliver services. Having said this, the Board does take into consideration individual circumstances and arrangements have been made for some in order to prevent the collection process from occurring.

The MTC Directors would like to thank past Directors Shaunna Boyd and Jaydel Gluckie, MTC sponsors, staff and event volunteers for yet another great year!

Dated this 27<sup>th</sup> day of September, 2016

**McKenzie Towne Council Board of Directors**

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