Speargrass Community Association AGM

Wednesday, October 22, 2025

Carseland Community Hall

Agenda – Tuesday, October 22, 2025 at 7:00 pm

- Welcome and Introductions
- Approve Agenda
- Review and Adopt Spring General Meeting – May 28, 2025
- Special Guests Report
- Annual Reports
  - President
  - Beautification
  - Events
  - Treasurer
  - RV & Membership – discuss options for improvements
- Sport Court Committee Interest?

Agenda Continued

Elections – **2** Positions open and **1** position currently Vacant (terms are 2 years):

- **Welcoming Host – incumbent not re-running (Sharron Moore)**
- **Secretary – incumbent not re-running (Tahra Sabir)**
- **Events Coordinator – vacant (President has been doing this)**
- Communications – incumbent is running (Ross McTavish)
- Treasurer – incumbent is running (Iona Wark)
- President – incumbent is running (Sheryl Johnston)
- RV & Membership – Jorge has taken over for Marie
- Vice President – Kal Shorten (term ends October 2026)
- Beautification Lead – Bev Donald (term ends October 2026)

Special Guests

Carseland Ag Society – Georgina

Wheatland County – Donna Bigger - Congratulations!

Trails on the Bow – Shelley McEachern

Speargrass Golf Course – Warren Boese

Speargrass Community Association
Carseland Hall
October 22, 2025

Grants

Government of Canada

Alberta

- Two matching grants were applied for in 2025
- A Federal Grant was applied for in February 2025 (however it is unknown if this grant will be awarded (due to priorities of new leadership)
- A Provincial Expression of Interest Grant was applied for in May and were invited to submit a complete application in July. This grant will be awarded in December of 2025.
- If successful we will go before Wheatland Council to release Aggregate Fund monies in January or February
- We hope to start construction on the trail way in April and be completed by October of 2026

Wheatland TRAILS TO THE BOW

Wheatland Trails To The Bow

- Parking Available at Carseland Firehall or Speargrass Park
- Pathway multi-directional
- Total route including (Speargrass Blvd. to gate) and down to the river will be 5.2 km
- Once pathway is approved we will apply to CERB for a grant to purchase: route signs, benches, waste bins and dog waste stations

Wheatland
TRAILS TO THE BOW

Wheatland Trails To The Bow

- Total of 3.5 km of new pathway
- Estimated cost $1,115,800.00 including section from Speargrass Park to Bow River (includes a 20% contingency plan)
- Wheatland County has agreed to maintain pathway including all waste and snow removal

Wheatland
TRAILS TO THE BOW

Shelley McEachern
Shelley.mceach168@gmail.com
Phone: (403)934-5665

Wheatland
TRAILS TO THE BOW

Speargrass Golf Course – AGM Update Summary

Prepared by Warren Boese, Speargrass Golf Course Inc.

Appreciation

Speargrass Golf Course and the Manz family thank residents and guests for their ongoing support, patience, and enthusiasm as these exciting improvements take shape.

🏌️ A Tremendous Golf Season

Speargrass Golf Course experienced a record-breaking year for rounds played, thanks to excellent weather, enhanced marketing and social media campaigns, and a growing interest in golf throughout the community.

🌱 Course Maintenance & Winter Prep

Ashley and the maintenance crew have been busy edging bunkers, redoing bridge planks, and completing sand topdressing and turfgrass tarping to prepare the course for winter and ensure a strong start next season.

🚧 Infrastructure & Road Construction

The early course closure allowed work to begin on deep water and sewer infrastructure and road improvements along Speargrass Boulevard. Residents are asked to avoid the construction zone inside the golf course gates for safety. Fencing will soon block off all traffic in that area. Roadwork is expected to finish by November, weather permitting.

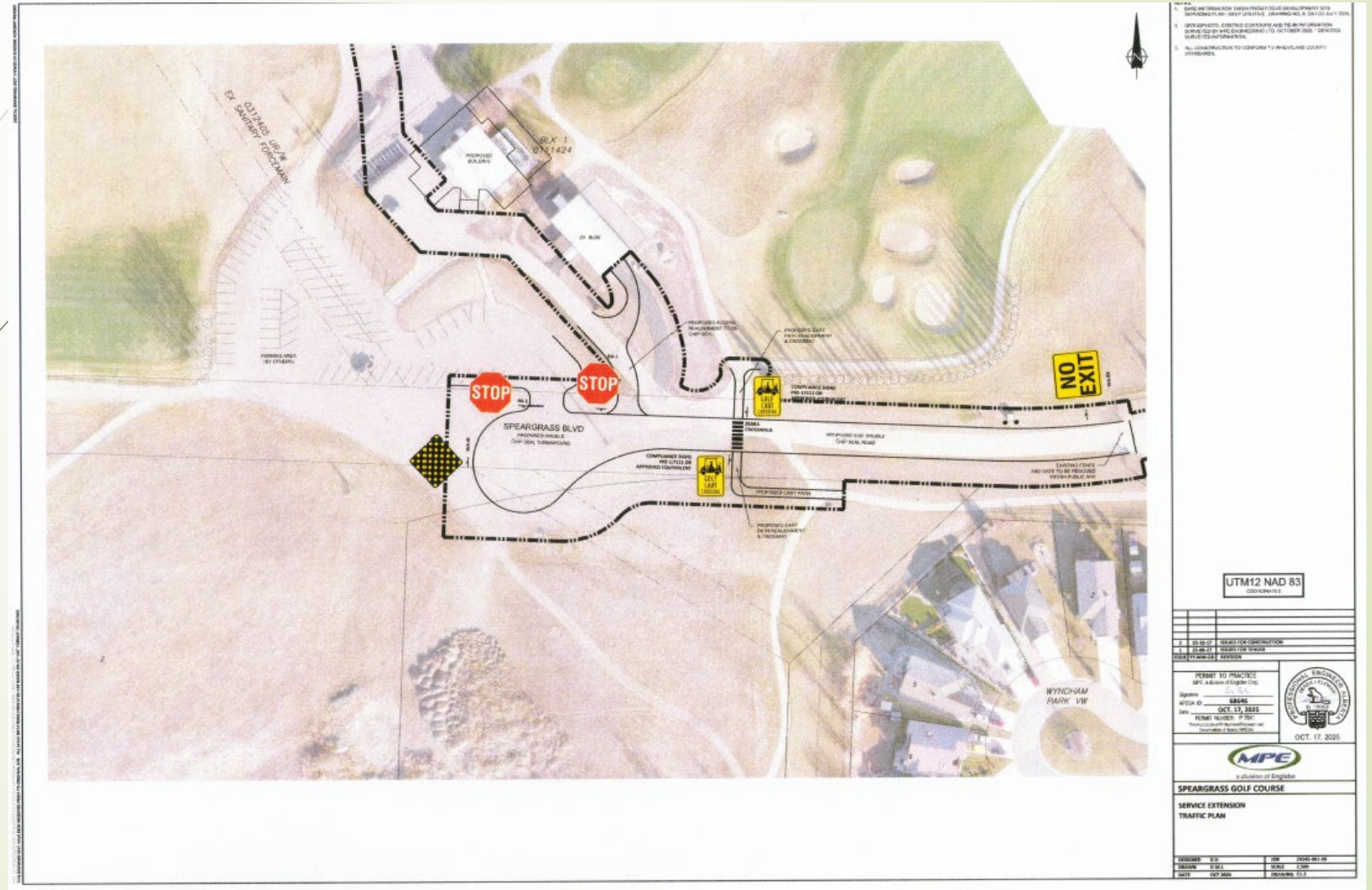
🏗️ Clubhouse Progress

Construction on the new clubhouse is advancing well. The basement is complete, concrete flooring is being poured, and the main floor framing is done. Exterior wall framing will begin soon, and visible progress will continue throughout the coming months.

🗓️ Timeline & Looking Ahead

The project remains on schedule for completion in Late Summer or Fall 2026. Depending on timing, operations may transition to the new clubhouse toward the end of that season. The restaurant and private event areas are expected to stay open through the next winter, with updates posted on the website and social media.

Speargrass Golf Course News



Beautification Report

Activities

- Green Initiatives
- Signage
- Flower planting and watering

Thanks for all the watering teams in the various areas.

Potential Next Steps depending on Grant $$

- Shrub planting, irrigation, potential pathways, additional rocks

CERB Grant Total	$10,600.00
Xeriscape Project	6,500
Operating	1,000
Beautification	1,900
Christmas Light Replacement	1,200
	10,600

CERB GRANT Total $1900.00

Beautification annuals for flowers	Total	GST	Total w/gst
Blue Sky Annuals	454.75	22.74	477.49
Annuals/Soil/watering cans	437.00	21.85	458.85
Maxikap 4 Liter	69.90	3.50	73.40
Maxikap Soil + liners	72.95	3.65	76.60
Blue Sky annuals	815.45	40.77	856.22
Polystyrene Box	49.95	2.50	52.45
	1,900.00	**95.01**	**1,995.01**

CERB Grant Total $6500

Tree Planting for Xeriscape Project	Total	GST	Total w/gst
Eagle Lake	997.10	49.86	1,046.96
Natural Landscape	600.00	30.00	630.00
Wheatland Trees	3,409.00	170.45	3,579.45
Direct Landscape Soil	116.99	5.85	122.84
Tree Wraps	205.30	10.27	215.57
T Bar Posts & Rope	116.87	5.85	122.72
Soil	31.98	1.60	33.58
Quick Start fertilizer	33.58	1.68	35.26
T Bar Post for Mountain Pine	53.94	2.70	56.64
Eagle Lake Trees (for green space on Wyndham Park View	814.29	40.71	855.00
Snow/Deer Fence for trees	66.49	3.32	69.81
	6,445.54	**322.29**	**6,767.83**

Events

- Easter Egg Scavenger Hunt
- Spring Community Clean up
- Stampede Breakfast
- Annual Speargrass Golf Tournament
- Community Garage Sale
- RV Lot Clean-Up
- Fall Community BBQ

Financials up to October

Speargrass Community Association Actual & Budget 2025			
	Actual 2025 As of October 16	**Budget 2025**	**Variance**
Revenue			
Membership Fees	4,250	4,000	250
RV Rental Fees	12,725	13,000	- 275
Grant Funding	10,600	20,000	- 9,400
Deferred Grant Revenue	11,800	11,800	-
Donations	910		910
Total Revenue	40,285	48,800	- 8,515
			-
Expenses			-
Amortization	13,814	13,814	-
Grant Exp (trees)	6,704	20,000	- 13,296
Events	735	5,000	- 4,265
Insurance		1,000	- 1,000
Interest and Bank Charges	- 23	60	- 83
Property Taxes	2,608	2,850	- 242
Utilities	1,659	1,500	159
Supplies/General Admin	188	1,000	- 812
Walking Path (safety - grinding)	2,100	500	1,600
RV Storage Expense	165	1,000	- 835
Total Expenses	27,950	46,724	- 18,774
			-
Net Revenue/(Loss)	**12,335**	**2,076**	10,259

Notes:

- Christmas lights $1200 from Grant not spent
- Insurance - ~ $800 waiting for Invoice

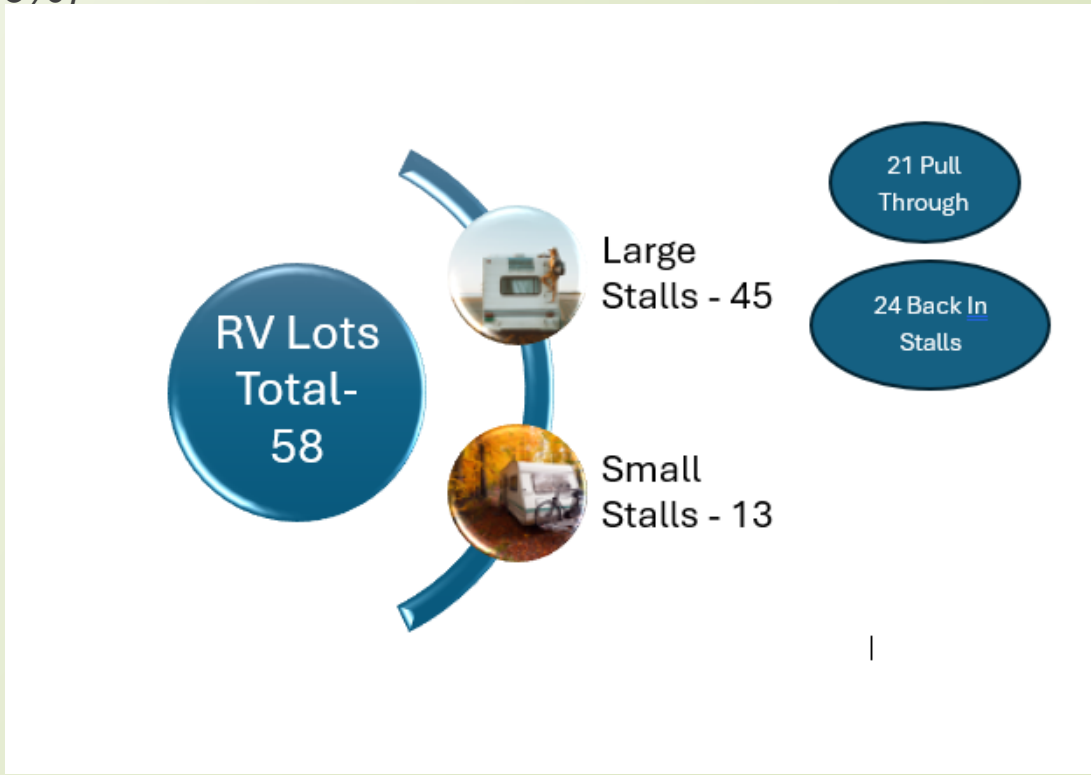
Members/RV Rental Information

Total Houses - 124

Total Association Members - 87 (70%)

RV Rental Lots - 58 -

Vacancy - 2 lot



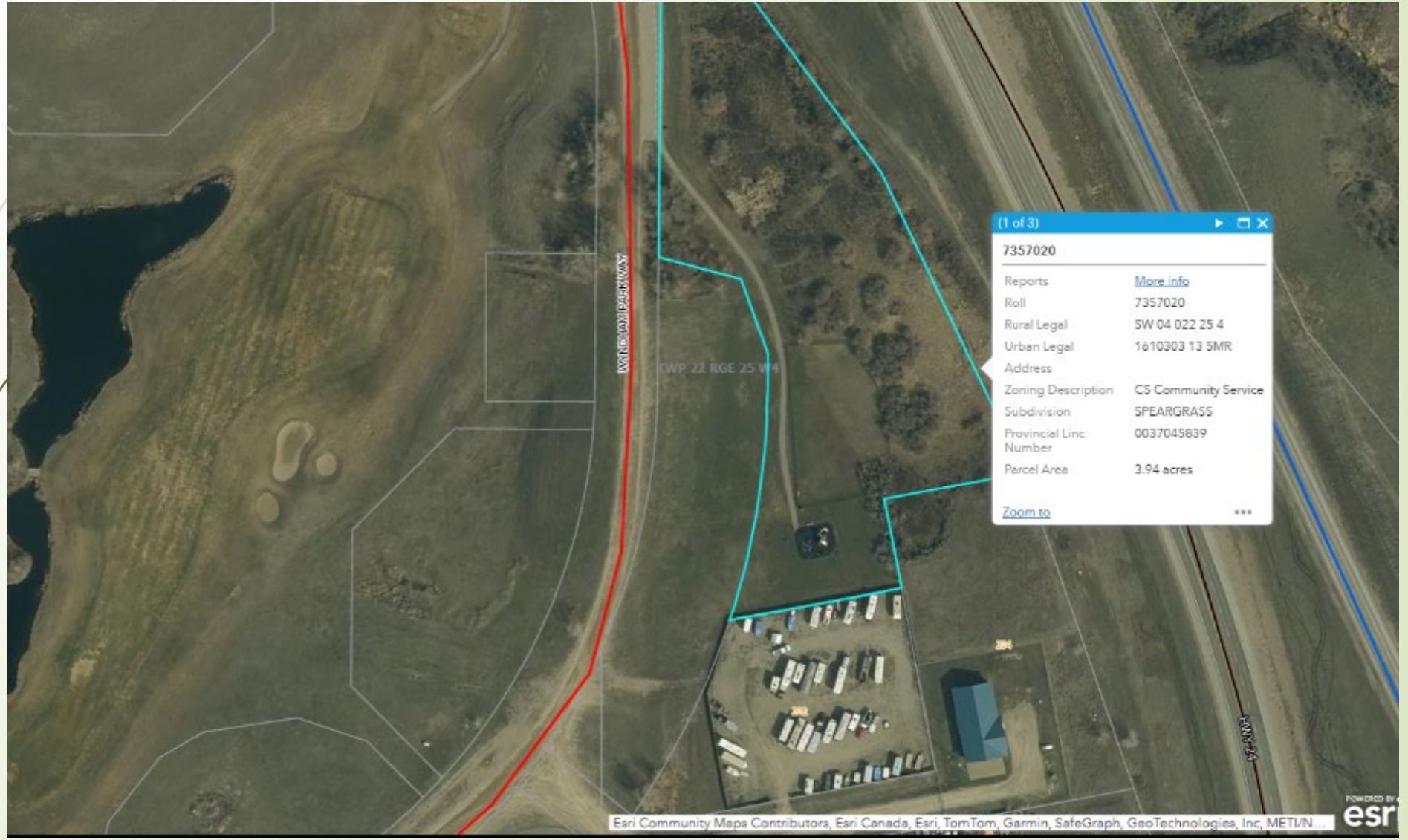
RV Rental Lot Information

Category	Pros / Benefits	Cons / Considerations
Financial Impact	• Generates approx. $11K–$12K annually, the main revenue source for the Association. • Helps offset community maintenance and improvement costs.	• Limited growth potential (53 total stalls). • Requires ongoing upkeep (gravel, weeds, cameras, signage).
Community Benefit	• Keeps RVs, trailers, and boats off residential driveways, improving curb appeal. • Reduces neighborhood congestion and maintains community standards.	• Some residents may not use or benefit directly. • Occasional complaints about fairness of access or stall allocation.
Security & Infrastructure	• Security cameras and free Wi-Fi provide peace of mind for renters. • Controlled access adds safety and accountability.	• Equipment requires maintenance and replacement over time. • Reliant on consistent Wi-Fi signal strength and system reliability. • Break ins have occurred.
Resident Value	• Convenient and affordable on-site storage for community members. • Reinforces Speargrass as a well-managed and desirable place to live.	• Administration of leases and fee collection takes volunteer time. • Potential for minor disputes (lot maintenance, assignments).

RV Rental – Options for Improvement

Option	Description	Pros	Cons	Implementation
1. Use Current Fees	Cover weed control through existing RV rental fees. Hire a service to spray all lots.	• Consistent maintenance • Fewer conflicts • Improved appearance	• Reduces funds for other needs • May not be sustainable • Seen as unfair by renters who do their own	Use existing funds for 1–2 sprays per season; review costs after one year
2. Increase Rental Fees	Slight fee increase to cover annual weed spraying.	• Predictable costs • Equal treatment for all lots • Long-term maintenance plan	• Higher cost for renters • Requires board or member approval	Estimate cost per lot (e.g., +$20–$25/yr); review annually
3. Each Renter Responsible	Continue current practice—each renter manages weeds on their lot.	• No added cost • Maintains renter accountability • Simple budgeting	• Inconsistent upkeep • Possible complaints • Requires reminders	Send seasonal reminders; consider fines or follow-ups for neglect

Sport Court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Reports
More info
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Rural Legal
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Urban Legal
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Address
Zoning Description
CS Community Service
Subdivision
SPEARGRASS
Provincial Linc Number
0037045839
Parcel Area
3.94 acres
Zoom to
TWP 22 RGE 25 W4
Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/N...
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Board Elections

Join the Speargrass Community Association! We're looking for enthusiastic volunteers for key roles to help make a difference in our community and support local events.

Welcome Host

Be the friendly face that welcomes newcomers and helps them feel at home in our community.

Secretary

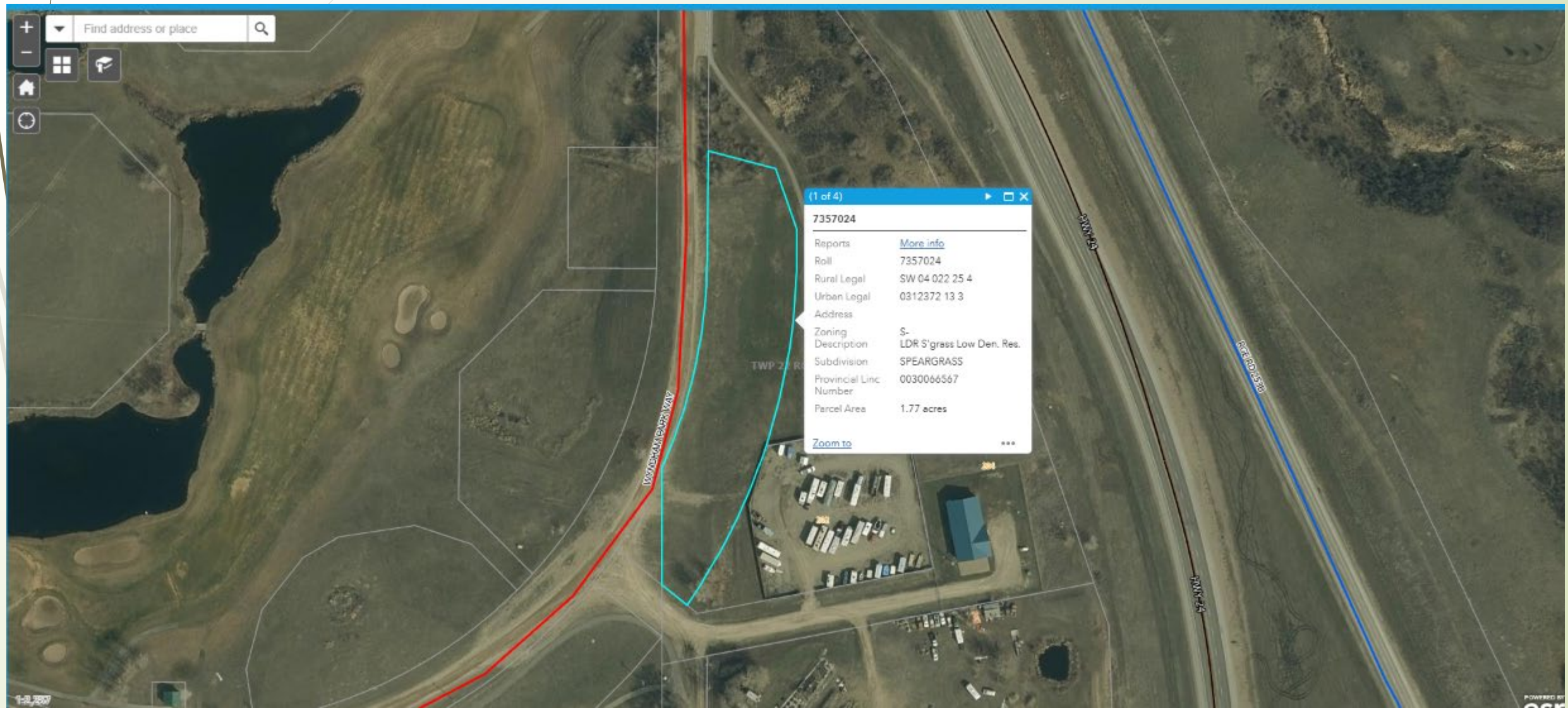
Keep our meetings organized and ensure communication flows smoothly among board members and the community.

Events Planner

Organize and coordinate community events to bring people together and enhance the Speargrass experience.

Questions?

Sport Court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Subdivision
SPEARGRASS
Provincial Linc Number
0030066567
Parcel Area
1.77 acres
Zoom to
TWP 22 R
RANGE ROAD 253
HWY 24
HWY 24