



## **SPECIAL MEETING OF THE REAL ESTATE COUNCIL OF ALBERTA**

**2:30 pm, Tuesday, January 29, 2019**  
**Conference Call**

### **MINUTES**

**In Attendance:** Bobbi Dawson  
Amina Deiab  
Ramey Demian  
JT Dhoot  
Bill Kirk  
Brian Klingspon, Past-Chair  
Tiago Lage  
Phil McDowell  
Stan Mills  
Robyn Moser  
Bob Myroniuk, RECA Executive Director  
Rob Telford, Chair  
Christine Zwozdesky  
Warren Martinson  
Dale Cawsey

**Invited Guests:** Lois Flynn, Executive Director, Consumer Services, Service Alberta  
Tim Swanson, Partner, KPMG  
Susan Kushneryk, Partner, Hansell LLP  
Carol Hansell, Senior Partner, Hansell LLP  
James Melnyk, Partner, MNP LLP

**Recording Secretary:** Rina Hawkins

#### **1. Call to Order**

The Chair, Rob Telford, called the meeting to order at 3:47 pm.

Council welcomed the invited guests listed above to the meeting. Council member Robyn Moser left the meeting due to a conflict of interest.

Lois Flynn noted that RECA will not meet their accountability requirements to Service Alberta with respect to the annual report and audited financial statements.

Carol Hansell provided Council with the reasoning behind administration not being able to release detailed account information from the audited financial statements. These line items include detailed descriptions on a legal matter before Council and releasing this information may threaten solicitor client privilege.

Robyn Moser returned to the meeting.

## 2. Financial Statements

At the January 23, 2019 Regular Meeting of Council, there was a discussion about the accuracy of the financial statements. As a result, Council did not approve them.

In accordance with s.16 of the *Real Estate Act*, the financial statements are included in the annual report, which must be provided to Service Alberta by January 29, 2019.

A Council member requested the financial statements include the approved budget against the final numbers. James Melnyk indicated that with respect to accounting standards for not for profit companies, there is no requirement to present budget numbers in the financial statements. This is not typical or commonplace.

*MOTION: Council approves the Financial Statements for the year ended September 30, 2018 as presented.  
Bobbi Dawson / Defeated*

A Council member requested the vote be recorded. The vote was six (6) in favour, and six (6) opposed.

*MOTION: Council approves the Financial Statements for the year ended September 30, 2018 as presented with the inclusion of the July 2017 approved budget.  
Amina Deiab / Carried*

A Council member requested the vote be recorded. The vote was six (6) in favor, five (5) opposed, and one (1) person absent

Lois Flynn indicated she would advise the minister that the financial statements are forthcoming.

**3. Adjournment**

The meeting adjourned at 4:16 pm.

**4. Next Meeting(s)**

- **April 17, 2019 (9:30 am) Regular Council Meeting**

Approved at Calgary, Alberta on April 17, 2019

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Rob Telford, Chair

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