

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS  
SKYVIEW RANCH HOMEOWNERS ASSOCIATION – Corporate Access #5014355456  
Wednesday, June 7, 2017 @ 7:00 PM  
Genesis Centre, Calgary, AB**

**1. CALL TO ORDER BY CHAIRPERSON**

The meeting was called to order at 7:00 PM. Motion was put forward to have Sam Han, board president chair the meeting. Motion was put forward by 257 Skyview Ranch Dr, seconded by 27 Skyview Pointe Rd. Motion carried.

**2. CALLING OF THE ROLL AND CERTIFYING THE PROXIES**

To establish quorum a total of 2.5% of the units were required. Motion was put forward that proper quorum was received. Motioned by 41 Skyview Shores Cove and seconded by 27 Skyview Pointe Rd. Motion carried.

**3. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE**

Notice of the Annual General Meeting was dated April 1, 2017. Motion was put forward to accept that proper notice was given to ownership. 126 Skyview Ranch motioned to approve, 240 Skyview Ranch Way seconded. Motion carried.

**4. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES**

2015 and 2016 AGM draft meeting minutes were reviewed. No concerns. Motion was put forward to accept both AGM meeting minutes, motion was put forward by 54 Skyview Ranch Street and 27 Skyview Pointe Rd seconded. Motion carried.

**5. FINANCIAL REPORT**

The Financial Audit for year ending October 31, 2016 was completed by Cremers and Elliott. Jonathan McKearney, Treasurer reviewed the financials and 2017 budget and took questions from the members. 27 Skyview Pointe Rd motioned to approve financials as presented, 53 Skyview Ranch Blvd seconded. Motion carried.

**6. APPOINTMENT OF AUDITORS**

Motion was put forward that the auditors for fiscal year end 2017 would be Cremers and Elliott. Motioned by #4310, 302 Skyview Ranch Dr, seconded by #4206, 302 Skyview Ranch Dr. Motion carried.

**7. COMMITTEE REPORTS**

- 1) Landscape/Snow Removal: Sam updated the members on what type of landscape and snow removal work had been completed over the last year.
- 2) Beautification: Catherine gave a report regarding the beautification projects, ie planters around the community that the board had been working on. They have tried to move forward with planters however have run into some road blocks with the City. Currently the board is faced with three options:
  - a. City will be beautifying communities around Calgary, including planters, etc but budget is being discussed at City council and it may be up to a year before any decision is made.
  - b. Members of Skyview could vote on taking on this project themselves however 2/3 of the members have to sign off on this approval along which includes an increase to property taxes. This project would have to be completed within a two-month period once members have approved it.
  - c. The HOA takes over full responsibility of the landscaping maintenance. The board is meeting with the City again at the end of summer to discuss what type of budget the City would be willing to give the HOA for taking this over. Based on this information the board will decide if it's feasible.

- 3) Website: Jonathan updated the members of the website design. The board had hired a contractor to complete the website however they ran into problems with the designer and as a result had to move forward with another contractor. No payment had been made to this contractor. The current website contractor has worked out well and was able to get the payment options listed on the website. Still a work in progress but very happy with the results so far. New website address is: [www.skyviewranchhoa.net](http://www.skyviewranchhoa.net).

## **8. NEW BUSINESS – QUESTIONS FROM THE FLOOR**

- 1) Concern was brought forward from one of the members regarding why Walton Developments would have signed off on some family homes that did not meet architectural controls regarding landscape requirements. The members were encouraged to email Melodie with Astoria and she could forward any concerns onto Walton for clarification.
- 2) A few members were asking why they weren't told that there is an HOA in this community and that the builders should be told to tell possible purchasers of this requirement. Jonathan from the board stated that the builders are aware of the HOA and the lawyers should also be informing purchasers of their requirements as it is listed on their land titles. Unfortunately there isn't much the HOA can do prior to property being purchased. Members were encouraged to go back to their builders and/or lawyers.

## **9. ELECTION OF THE BOARD**

Catherine Grijeenhout, Justin Godziuk and Amandeep Nijjar will be going into their second term. This leaving six positions to be filled in order to meet maximum number of board members.

First call for nominations was put to the floor.

Jonathan McKearney, self-nominated  
Aseem Kanwar, self-nominated  
Sundeep Parmar, self-nominated  
Kevin Urban, self-nominated  
Bob Watt, self-nominated  
Natasha Penner, self-nominated

Second and third call for nominations. No further nominations. Motion was put forward to close nominations. Motioned by 126 Skyview Ranch, seconded by 27 Skyview Pointe Rd. Motion carried.

By acclamation all current board members and new self-nominated members formed the 2017 board.

## **10. ADJOURNMENT**

Motion to have meeting adjourned at 8:18 PM. Motioned by #4206, 302 Skyview Ranch Dr. Seconded by #4310, 302 Skyview Ranch Dr.