



# Skyview Ranch Home Owners' Association

## Minutes of Meeting July 4, 2018 at 19:00

1. **Call to Order:** 19:12 by Jonathan

**In attendance:** Jonathan, Kevin, Sundeep, Michelle, Patrick, Stephanie, Catherine  
**Regrets:** Nathalie

2. **Minutes of Previous Meeting:**

Upon **motion** duly made by Kevin and seconded by Jonathan, be it resolved to approve the minutes of the previous meeting. **Motion Carried**

3. **Financial Statements:**

- \$147,000 in Reserve, \$106,000 in operating funds for an approximate total of \$254,000. Up to \$292,000 owed by residents of SVR. New collection policy starting 2018.

Upon **motion** duly made by Sundeep and seconded by Jonathan, be it resolved to approve the financial report.  
**Motion Carried**

- The Board discussed whether or not there could be relief of late fee and interest for exceptional cases; the Board had verbally agreed at the first meeting in 2018 that there would be a zero-tolerance policy.

Upon **motion** duly made by Kevin and seconded by Patrick, be it resolved that the zero-tolerance policy is maintained. **Motion Carried**

- Currently 1,300 households in arrears, 1,000 over one year and 300 less than a year.
- Collection Policy and cost associated. Lawyer wants a retainer of \$36,000 for the collection of arrears. This covers the cost of the staff / Titles / Lawyer's fees. The HOA will recover the \$36,000 less 50% of whatever money the lawyer collects.

Upon **motion** duly made by Jonathan and seconded by Michelle, be it resolved that the lawyer be retained. **Motion Carried**



# Skyview Ranch Home Owners' Association

## 4. Planters:

- HOA took over the maintenance “inside the walls”. Contractors perform green space maintenance. Board discussed new capital expenditures:
  - Boulevard repair in front of Orchard Sky: \$500;
  - NE Round-about repair: \$10,000
  - Skyview Ranch sign location landscape repair: \$5,000
  - Approximately 30 flower beds in SVR, will cost \$70,000-\$80,000 to repair

Upon **motion** duly made by Jonathan and seconded by Sundeep, be it resolved to seek quotes for 30 flower beds Motion **Carried**

Upon **motion** duly made by Sunny and seconded by Kevin, be it resolved to approve the repairs to the boulevard, resurface the roundabout, and resurface the landscaping in front of the SVR sign. Motion **Carried**

## 5. Garbage:

- Board to look into hiring an employee for 311 calls/texts and garbage pickup. Astoria to look into WCB / CPP / Liability. Board decided to accept resumes until middle of the second week of July and to select a candidate by week ends.

Upon **motion** duly made by Jonathan and seconded by Catherine, be it resolved to hire a full-time employee. Motion **Carried**

## 6. Board's Positions:

- President: Jonathan
- Vice-President: Catherine
- Treasurer: Michelle
- Secretary: Nathalie / Kevin as alternate
- Communication / Media: Patrick
- Members at Large: Sundeep, Kevin, Stephanie and Natasha

## 7. Website

- Update to website? PayPal payment options? Demand letter will help update database.
- HOA need to find a realtor to keep us apprised on the sales of homes.



# Skyview Ranch Home Owners' Association

- Videos and photos of improvement / beautification should be posted to showcase the neighborhood.

## 8. Merge between HOA and SRV Community Association

- Legalities?
- Should we wait on City Council or simply work together better?
- Hurdles: age groups, language barrier.

## 9. FAC'd area near seniors' center

- Greenspace turned over to SVR HOA
- Trying to hold off but we are stuck with it for now as of Aug 1, with no grant money until next year.
- Talked to the City about the costs, hoping for an additional grant, but probably not likely.

## 10. Flag concerns

- Resident complained about not flying the Canadian Flag all year round and respecting troops.

Upon **motion** duly made by Kevin and seconded by Michelle, be it resolved to keep the Community Flag with the exception of Canada Day and Remembrance Day.

Motion **Carried**

## 11. Path along Orchard Sky

- Michelle to discuss with Orchard Sky to have them cover the new pathway costs from their property to our pathway.

## 12. Next Meeting

- Stephanie to host Meeting on August 1<sup>st</sup>, 2018

## 13. Adjournment

- 9:28 pm upon motion by Jonathan