



Skyview Ranch Home Owners' Association

Minutes of the Meeting January 2, 2019

1. Call to Order: 7:06pm

Attendees: Patrick, Jonathan, Kevin, Catherine, Michelle, Stephanie, Annette, Sundeep

2. Adoption of the previous meetings minutes – December 5th, 2018

Motioned by: Kevin Seconded by: Stephanie

3. Financials Review

- a. Arrears- Update from John McDougall – no updates as of today. Annette to have a discussion regarding one of the representatives from the firm, unhappy with the services provided.
- b. Audit -Cremers & Elliott January 25th, 2019 – Asked for Skyview to be done first, should not be that intensive for us. Jon will need to sign and send back to Annette once completed.

4. Old Business

- a. MBD quote for shrub beds and planters: Not yet approved by the board but has been approved as part of the budget is:

- Flower planters (12 more) and flower 24 total \$11,180.00

Motion by: Kevin Seconded by: Michelle

- Shrub beds \$37,265.00

Motion by: Catherine Seconded by: Patrick

Approved: All, exception Sundeep abstain

5. New Business

- a. Bylaw amendments

Reviewed comments and notes on a number of items removed from the previous bylaws, changes as recommended.

- b. HOA fee 2019

Concern brought forward regarding raising the fee, we have just come off our first year of taking a firm stance on collection. Idea: Capital project for a community centre with two rooms, roughly 125 person capacity per room, ability to combine for 250 with a splash park. Give an indoor location for people, will not compete with City facilities. We believe we will have other communities in the same area seeking access based on the lack of availability of buildings.



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c. Arrears Collection – next steps with lawyer

Assuming all letters have been sent and the timeframe has lapsed, do we want to proceed with Court action? Could go to workplaces and garnishee wages. Group discussion to continue to proceed with the process to ensure we are Need to move to next meeting with more information.

d. AGM/SGM (Bylaw amendments)

i. Venue

If we could get chairs, mic system, and projection if possible. If approval received for Apostles of Jesus by Jan 10, 2019 we will use the venue, if not, we will revert to Genesis however, our preferred location is AOJ as it is directly located in the community.

ii. Date

The dates would be March 4, 2019.

iii. Advertising

Voted on via email, an advertisement of $\frac{3}{4}$ of a page in color at a cost of \$352.00, all in favor and have been provided one proof but have asked to see more.

iv. Package composition & Proxies

Need to confirm if we need to send out the bylaws with the meeting or if we can include a web link in its place. Pages need to include: 2019 information letter, two meetings we need you to attend, AGM agenda, website links to documents (website, bylaws), proxy page for each meeting, budget (link). Attempt to have two pages (front and back).

v. Mailing

The mailing envelopes this year will not have the owners name on it, they will be removed or covered so that the letters will be delivered correctly. Annette will update Astoria,

e. Complaints we are hearing around what we should do:

Snow removal around 52nd pathway, the new park, by old age home there is an east-west pathway. Still too much litter in the neighbourhood. \$5300.00/year for an extra 20 hours/week (total 60 hours) of litter pick up every (2 people). Trees around the front sign could make the corner a little nicer. Empty medians when you come in, we could add stones, shrubbery etc.

f. There are currently no realtors posting information indicating there are HOA fees in the community. A search was conducted, and nothing was appearing however, condo fees are listed.



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- g. CA Update – Bus stop, no parking in front of the Macs. Following up with the CBE regarding signage etc and who will pay for it. Discuss CA fees, how we move forward. Fred has been asked to come to the meeting to discuss the increase of HOA fees.

6. Next Meeting: February 6, 2019

7. Adjournment: 9:20pm

Contract	Contractor	Start Date	Expiry
Landscaping	Darlene Jomaa	May 1, 2017	October, 2017
Snow Removal	MBD Landscape	Oct 15/17	April 15/19
Insurance	BFL Canada	April 2017	May 2018
Management	Astoria Asset Management	Nov 1, 2016	Oct 31, 2018
Flag repairs – no contract	The Flag Shop		
Budget: November 1 to October 31 (Fee letter sent out April)			
Auditor: Cremers and Elliot			
Year-End: October 31st			
AGM: June			