



Skyview Ranch Home Owners' Association

Minutes of Meeting

Nov 7, 2018

1. Call to Order: 7:07pm, Patrick, Jonathan, Kevin, Catherine, Michelle and Sundeep attended. Danielle, from Orchard Sky condos attended, may volunteer in future.

2. Adoption of previous meeting minutes: August and October 2018 minutes were presented.

Motion by Jonathan and seconded by Kevin – Motion: **Carried**

3. Financials Review

(a) Previous month – September 2018

Motion by Sundeep and seconded by Jonathan – Motion: **Carried**

(b) Arrears – Update from John McDougall

John has indicated that all demand letters for arrears prior to 2018 will be sent by Nov 30/18.

4. Old Business

Landscape

The City has FAC's two strips of grass along 60th Street. Approval was sought to increase the contract with MBD Landscape Inc to cover new area. Annual fee to be \$117,800 plus GST.

Motion by Kevin and seconded by Catherine – Motion: **Carried**

Budget

The annual budget for the 2018/2019 fiscal year for the HOA is presented to the board.

Motion by Jonathan and seconded by Catherine – Motion: **Carried**

5. New Business:

(a) Bylaws and Architectural Controls

The bylaws are out of date and need amendments. The architectural controls were discussed in general and motion made to discuss what controls the HOA board were able to enforce and if penalties to homeowners were allowed.

Bylaw changes are to be presented in a special meeting prior to next AGM.

General discussion on HOA fee increase as no increase since community was created. The board discussed cost of maintaining community, fee collections, and helping Skyview Community Association with capital and operating costs of new projects that would benefit the community.



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(b) Responsibility of lawyers to disclose HOA fees

General discussion about responsibility of homeowners to know that there is an HOA fee. It was noted that lawyers are not doing their due diligence to identify that there is an HOA fee when closing a real estate deal to their clients (HOA residents).

6. Adjournment

- 8:45 pm upon motion by Jonathan and seconded by Kevin to adjourn.

Next meeting to be held at Patrick's house.