

**Skyview Ranch AGM**  
**Monday, March 4, 2019 8:00pm**  
**Location: Genesis Centre**

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Motion for Jonathon McKearney to be chair: 27 Skyview Point Road  
Second: 3213, 302 Skyview Ranch Drive

AGM

In Person owners = 69

Proxy Owners =42

McCall Landing Rentals =160

Skyview Ld GP = 458 Lot 10 Block 2 Plan 186586

Skyview Ld GP = 272 Lot 11 Block 2 Plan 18106586

Total =1001

The package for the AGM was sent on January 22, 2019 and the financials are available on the website.  
Minutes from 2018 AGM and the past year are available on the Skyview Ranch website.

Motion to accept 2018 AGM Minutes: 4310, 302 Skyview Ranch Drive  
Second: 3206, 302 Skyview Ranch Drive

The auditors report was approved on March 4, 2019, there is \$130,018.00 in the bank account. Jonathan reviewed the financial statements indicating where there were actuals available they have been provided.

**Q.** What is the mailing?

**A.** Mailing is a fixed fee charged for all of our mailouts, this year we did three (3)

**Q.** What is the line item for investment?

**A.** This is a GIC where we have invested funds we do not require at this time, we do not have other options available.

Motion to approve the financials: 7112, 302 Skyview Ranch Drive

Second: 41 – Skyview Shores Cove NE

Passed

Budget 2019

We will be required to re-budget based on the new increase in HOA fees to \$70.00/month as it is currently based on \$45.00/month.

Revenue and expenses were reviewed.

Explained the cost of the flag is \$300-\$400 per flag.

We fly the Skyview flag majority of the year with the exception of a week before and after July 1 and a week before and after November 11.

**Q.** What is the pay pal expense?

**A.** This is the cost to permit homeowners to pay their fees by credit card via PayPal.

Our website came in under budget.

**Q.** How many people to we have who have not paid?

**A.** Last year we had 800 residents who were over one (1) year in arrears.

An inquiry as to whether something would be done regarding the large amounts of dog poop in the community. While the HOA will not be having someone pick up dog poop, we will have litter pickup full time from July until September, 2 people for 30-35 hours per week. We had one-person full time this past summer for a couple of months and they could not keep up.

**Q.** Does garbage pick up including cleaning the alleys? Does this cover commercial areas?

**A.** It does not, it covers the main streets, pathways, parks and green space. It does not cover commercial areas, only residential, although we have had large items removed.

**Q.** What about the non-developed sites?

**A.** This is a 311 call

**Q.** Any discussions around what will be done about the rabbits?

**A.** No discussion regarding the rabbits, there is nothing the HOA can do about this.

Comment: When I see garbage lying around in the neighborhood I call 311. We all need to do this, so the City takes the concerns seriously. Jon advised when 311 gets calls about garbage they contact Jon and we then contact those we have hired, or he goes out and takes care of it.

**Q.** What about the trees in the medians?

**A.** These belong to the City and we are not permitted to do anything with these.

Of note, the budget is for presentation only, does not require further approval.

We currently use Cremers & Elliot as our auditors. We need to determine whether we wish to continue to use them or look into using another company. The cost is \$1,500.00 which less than other firms because they do a bulk group of companies and this reduces the cost. Cremers & Elliot also come in house which means we do not need to take our receipts out which is our preference (less risk).

Motion: 3214, 302 Skyview Ranch Drive

Second: 27 Skyview Point Road

Passed

Update on snow removal and landscaping – see appendix A

2 months ago we updated the Skyview website and we are open to feedback on the site. We now own the three domains, so you can access the website through .ca,.com,.net. We are looking to get some additional photos of the work we have done in the Skyview area.

**Q.** Why do we care about the website? The only people who care about how the website looks are the people who live there and nobody else will be looking at it.

**A.** People have pride in their community and we want to provide a forum for that.

The website contains information on what is the difference between HOA and the CA, files and budgets, if there is something happening in the community, we added a contact us page, a forum for Q&A's, bylaws and architecture guidelines and FAQ's. Our hope is to eventually be able to have community members pay their fees online.

### Election of Officers

Three people are stepping away, there are 6 positions up for election, can have a maximum of 9 on the board.

Catherine – acclaimed

Patrick – acclaimed

Stephanie – acclaimed

Jon to stand

Danielle to run – 7214, 302 Skyview Ranch Drive  
Amanda to run - 3104, 181 Skyview Ranch Manor  
Melissa to run – 3317, 181 Skyview Ranch Manor

Motion: 3213, 302 Skyview Ranch Drive  
Second: 7214, 302 Skyview Ranch Drive

## **APPENDIX A**

This has been a long process taking over landscaping & snow removal within the community from the City. The process started about three years ago. The community started to look run down so we began discussing an enhancement agreement with City.

### **Enhancement Agreements**

When we started the agreement between us and the City three years ago we were collecting information to understand what all it entailed. We had a meeting to discuss what responsibilities we would be accepting through an enhancement agreement. A couple of months later we met again and were advised by the City they were re-writing the enhancement agreements and Council was looking into the program as a whole. We would not be able to sign an enhancement agreement until the program was reviewed. This process took approximately one year.

About a year later (fall of 2017) HOA met with the City reviewed the paperwork and in early 2018 received a written enhancement agreement for signature.

In anticipation of an enhancement agreement being signed in 2018, following the verbal approval of such in late 2017 the HOA began obtaining quotes. Three quotes were reviewed and after the final signing of the enhancement agreement in March 2018 a Contractor was selected and approved for the landscaping contract.

### **Landscaping & Snow Removal**

Fall of 2017 City parks approved the HOA to take over clearing the pathways. The HOA then obtained three quotes for the snow removal of pathways and a Contractor was chosen.

As you can see this has taken some time to achieve and once all of the approvals were in place, we had 9 months of the year where the HOA was in control of landscaping and a full year of pathway snow removal under the enhancement agreement.

Here is what we have accomplished in 2018:

- Redesigned the shrub beds in the lady bug park and added mulch
- Redid the roundabout in the NE quadrant (this will now need some repair this spring given someone has since drove through the centre of it)
- All mulching in shrub beds at the Max Park
- Add shrubbery, mulch and weeded in front of the Skyview sign at 128 Ave.
- Flag was fully repaired as the wind caused a significant amount of damage
- We add preventive measures to reduce damage from the wind (rubber gaskets to assist with movement)
- Weeded the current shrub beds in the fall
- Purchased 12 flower pots – added soil, planted flowers and watered all 12
- We maintained snow removal for all pathways for the year

\*\*President and a couple of board members have had multiple meetings with City Parks this year to discuss areas which may be FAC'd (areas no longer under the developers control – areas which have been turned over to the City and/or HOA) to the HOA in future.

Here is what is to come in 2019:

- Discussions with the City on watering of the green spaces (which will be watered)
- 12 new planters have been priced and will be purchased, soil and flowers added, watered & maintained. This will continue as long as we have space.
- The remaining shrub beds (approximately 45) will be weeded and mulched
- HOA will be looking at protection measures for the roundabout to protect from incidents as mentioned earlier
- There will be three more areas FAC'd this year and a likely a couple additional areas