



Skyview Ranch Home Owners' Association

Meeting Minutes Wednesday October 7th, 2020

1. Call to Order: 7:06pm

Attendees: Annette, Dionne (guest-Lawyer), Jonathan, Stephanie, Catherine, Amanda, Sundeep (7:20pm)

2. Adoption of September meetings minutes:

Motion by: Jonathan Second by: Amanda
Approved: All

3. Financial Review August 2020:

There had been one question but it has since been resolved as it was related to some double billing. Insurance claim outstanding on the wall damage from the hail and potentially one additional panel damaged.

Motion by: Jonathan Second by: Stephanie
Approved: All

4. Old Business

a. Resident Street Update:

Skyview Ranch Street – 60 service tickets to the service office. Commitment was 40 tickets. 14 day SLA to respond to tickets and next steps will be trying to get into the school to discuss and flood the system with tickets – next goal will be 250 tickets.

b. Architectural Controls:

Easy to have a meeting if we didn't have COVID – could call special general meeting and minor changes would go through. We can obtain a legal opinion re: enforcing the architectural controls so we know the likelihood of success. A legal opinion could cost \$500.00 to \$1000.00 to obtain and the Board discussed voting on proceeding with a legal opinion prior to determining next steps.

Vote to get legal opinion: Yes – 3 No - 2

5. New Business

a. Garbage removal extension:

Majority vote (4-1) in favor of proceeding with garbage pick-up from September 15, 2020 to October 15, 2020 at a cost of \$1,150/week.

Discussion of continuing the garbage pick-up for another month or until snow flies

Vote: 4 – yes and one abstain

b. CA Motion:

The HOA has been notified the Community Association has a new board. This announcement of a CA AGM was not publicly announced to the residents. The appointment of executive also did not follow their own bylaws of subsequent board meetings. The CA itself has no public method to gain membership; their website has not changed in 2018 and public membership invites ended May 2019. The CA is indebted and under collections from the City of Calgary for their projects. Payments to our landscaper were not made until city officials intervened. The new President has reached out to the HOA President to discuss how HOA and CA will work together moving forward. The motion is to draft a



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letter as the HOA board to state we do not feel the Community Association best represents the Skyview Ranch Homeowners.

Vote: 1 yes -3 no on submitting a letter.

c. Budget:

City from the email – dog park next to the school cannot happen as the green space is too close to the school. Medians – yes we can do the medians but they need to review and approve the designs and no trees can be removed.

Captured some new units not yet billed and there are additional developments and phone numbers have been taken to see when they were opened for occupancy which could potentially increase this.

There is more property to be FAC'd to us but we have not heard for sure what or when.

\$200.00/demand letter from the lawyer will remain as is for those who have not yet paid their fees for 2019-2020. 283 residents owe \$73.50 - \$100.00 294 residents over \$100.00 owing – we would then look to proceed with those residents owing at least one year of fees. Propose legal action for those over \$73.50.

Vote: Unanimous yes

Discussed an increase on office general fees to account for a special meeting with an AGM and a need to book a location and potentially have PPE.

Condo Cafe - \$2.09 per unit per year and \$150.00 set up fee but there would be an additional increase in fees to the homeowners for credit card transaction fees. Astoria will bring some additional information back to us as the current proposal would see the board assume all fees and Astoria save time on their end by having Condo Café in place.

We had an increase in the MBD contract for the additional garbage pick-up in 2020 due to the massive hailstorm clean up etc.

Highlights of landscaping components in the budget:

- \$4,769 + GST for artificial shrubs only within the traffic circle
- Shrub bed mulching (done approximately every 3 years) at a cost around \$37,000/\$38,000 for the entire community and the current quote is \$37,442.00 + tax for entire community today. Propose giving it its own line.
- Ball field: \$3,000.00/year to spray and pull weeds and maintain – wait on this to see if it is rented through the city. If rented for 400 hours it will be maintained by the City of Calgary.
- \$4,600 for liter pick-up extensions for Oct-Nov 2020.
- 20/21 planter costs (under maintenance) - \$15,110 and no additional planters coming this year
- Doggie poop bag stations – cost to install (post, key lock, dispenser, 400 bags per post, sign and installation) \$370.00/unit x 20 units



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- Consider a community clean up in the neighbourhood given the hail clean up went well – approximate cost of \$6,000.00
- Add an additional \$100,000 for the reserve fund

Budget and quotes approved unanimously, except for the ball diamond until we hear back from the city on rental of the field.

6. Next Meeting: (November 4, 2020)

7. Adjournment: 9:40pm