



Skyview Ranch Home Owners' Association

Meeting Minutes Wednesday May 5th, 2021

1 Call to Order: 7:02pm

Attendees: Daria, Melissa, Amanda, Rob, Stephanie, Jon, Catherine (45 minutes)

2 Adoption of April minutes:

Motion: Jonathan Second by: Rob

Approved: All

3 Financial Review March 2021:

Motion: Melissa Second by: Rob

Approved: All

4 Old Business

- a Vote on Fee Waiver: In attendance was all board members except for Stephanie and Melissa:

Discussion centered around whether the board wanted to have another program this year to help residents still effected by COVID with their HOA dues. The discussion revolved around three options:

- 1) Do nothing this year for support;
- 2) Waiver fees entirely for specified number of residents; or
- 3) Defer with no interest payments until a future date

With a vote of 5 for option #2, 1 board member voted in absence for #3, option #2 was approved.

The board then considered how many residents to help with option #2 and it was decided unanimously that we would have the same support as last year, in that we would help up to 50 residents with waiving their HOA fees for 2021.

- b Discussion on Maintenance Tender and Non-HOA Areas

Should we reduce services in the areas where we are not collecting HOA fees to the basic City requirements (ELM). Need to discuss the items to include from this section or not.

Current contractor advised they would be willing to go to tender for a start in November 2021 and shorten the current contract by a year with no penalty provided they are eligible to bid. At least 3 bids required and a minimum of 6 weeks to provide the bid

Pathways being cleared in the winter:

Vote: yes - 0 no - 7

Move the planters

Vote: yes - 7 no - 0

Leave the poop stations and keep them stocked with bags and maintain them

Vote: yes - 3 no - 4

Further email discussion took place on Friday May 7, 2021 regarding the cost of moving the planters and the dog poop stations from the areas above. The cost was quoted at \$850.00 + GST and was approved by a board vote of: yes – 6 and 1 – no.

Keep Summer maintenance (shrub beds mulched - currently done every three years, weeding done a couple times per year, less grass cutting, if left it takes)

Dragon park: yes - 1 no - 5

Age care: yes - 4 no - 2

Abstain: 1

Garbage Clean-up for Age Care (soccer field only)

Vote: yes – 6 with only one vote to include pick-up in dragon park

c HOA Coverage Map

Nothing new at this time

5 New Business

a Playground Update

Replacing the fall surface with rubber (without replacing the playground equipment) is not something the City would typically do, nor recommend others to do.

- There are complications with regards to fitting the rubber around existing equipment
- Installers may not offer a warranty on the product
- Life expectancy of rubber is shorter and so we will need to replace more often
- Rubber is a very expensive product

Parks wouldn't support this endeavor, unless there was a commitment from the HOA to maintain/cover lifecycle costs for the surface which would be quite burdensome for you. Playground at SKR400 will likely be life cycled (replaced) in the next few years. There may be a partnership opportunity with the HOA and Parks (this was later clarified as not ready for replacement in the near future and rated as fair).

In short, Parks does not support replacing assets which have not reached the end of their useable life cycle, we would be eligible for grants but would need to plan a couple of years out and align with the City's assessment of the park locations.

b Insurance Quote: Vote should there not be any additional quotes in the next 30 days. Need to approve the insurance quote we have as of now.

Motion: Melissa Second: Stephanie

Approved: All

c Vote on insurance claims for wall damage

A discussion and vote were conducted on May 12, 2021 via WhatsApp regarding 5 sections of the outer wall which have damage for various unknown reasons (with the exception of the one which appears to have been hit by a car). The board is unaware at this time if the damage resulted from ground settling or vandalism. The deductibles and premiums on our policy for the Association are going up significantly and the discussion was around whether or not the claims should be placed on the former policy before the increases takes place in a couple of weeks or holding off to assess damage and perhaps replacing them at a later date or making a decision to leave them as is. The resulting vote was 6 yes and 1 abstain on the basis of not having enough information to make an informed decision.

6 **Next Meeting:** June 2, 2021

7 **Adjournment:** 8:45pm