



Skyview Ranch Home Owners' Association

Meeting Minutes December 1st, 2021 – McCall Landing

1 Call to Order: 7:07pm

Attendees: Jonathan, Robert, Amanda, Daria, Wendy, Yogesh, Annette (Astoria)

Regrets: Catherine, Ryan

2 Adoption of November 2021 minutes

Motion: Robert Second by: Jonathan
Approved: All

3 Financial Review From October 2021

Review of the Monthly Report and the Financial report provided by Astoria on Nov 21st, 2021.

Motion: Amanda Second by: Daria
Approved: All

4 Old Business

a) Management Company Update

- 4 companies have supplied quotes
- #1 - \$45 per door – no condo café
- #2 – Emerald management – no condo Café currently, Robert sent 2 follow up email with no response
- #3 – Rancho- has shown interest, waiting for a new quote as there was a miscommunication on HOA vs Condo for per door rate
- #4- Astoria - \$10 per door (plus \$2 per condo Café) – We can extend for 2 years at this current rate, and will require new updated clauses and expectations to meet our needs and expectation

- Motion –Board member to reach out to Astoria a new contract for January 1st 2022 effective date. Board member will work with Astoria to ensure our goals are met in the new contract

First: Robert Second: Wendy
Approved: All

5 New Business

a) Discuss quote for two medians

- Circle K Median \$12080 Plus GST (Skyview Ranch Dr)
- Shell – \$9990 Plus GST (52 St)
- Board original budgeted \$25,000 for new Median upgrades, the new selected will cost approx. 22,000 plus GST staying under the budgeted amounts.
- Total above \$22,000

- Motion – Continue with both Medians
 - First Robert Second Yogesh
 - Approved – All
- b) HOA Legal/Disbursement Fee removal Request from Skyview Resident
- After discussion, the board voted to deny the request.
 - There was plenty of notices sent and not payment was received
 - Motion – deny the request
 - Approved - all
- c) Discussion Partners Request for interest Relief
- Partners Development state they sent a cheque via mail, cheque was deposited after late Fees were placed on account. Requesting the late charges be dropped
 - March invoice was incorrect, and amended invoice was issued in April, and a Cheque was cut on May 17th. Cheque was deposited on June 6th 2021
 - Three option- waive small portion (25%)/ waive all interest / waive all nothing
 - Motion – Waive small portion 25% - Yogeesh, Daria, Robert, Wendy
 - Motion – waive all interest – N/A
 - Motion – waive nothing – Amanda, Jonathan
 - Going forward with first option of Waiving small portion (25%)
- d) Approval for IPS and amount for funds to invest
- After speaking with Astoria and confirming our available balances are approx. \$915,000.00. The IPS (Investment Policy Statement) we are looking for a gain higher than the current inflation, through capital and income investments. Risk level is Moderate with moderate long term goal. Fees at a rate of 1.4% (with an \$500,000 Investment).
 - Investment long term goal is to ensure outside concrete wall will be covered when time comes to replace (\$1.8M)
 - Motion – Continue with IPS
 - Frist – Robert Second – Yogesh
 - Approved - all
 - Motion Amount to Invest - \$650,000, Robert and Jonathan will have names on the invest and work with RBC for information (mailing address will be Astoria)
 - Frist Amanda Second: Daria
 - Approved: All in favor
- e) Cookies for First responders
- 3 packages – police saddle town – two first halls (Skyview and Fire Hall 27) – Alberta Health Services Emergency Medical Services (country Hills)
 - “You and your Cakes”-used last year, all individually wrapped
 - Jonathan will reach out for costing and numbers 125 cookies (25 -Police Station/ 25x2 Firehalls / 50 AHS) @ previous year cost \$2.33 so budgeting \$350
 - Motion – Approve \$375.00 plus GST for cookies
 - First Jonathan Second Amanda
 - Approved: All

6 **Next Regular Meeting:** January 5th 2022

7 **Adjournment:** 8:27pm