

Skyview Ranch AGM
Tuesday, September 28th,2021, 7:00pm
Location: Hyatt Place Calgary Airport

Motion for Jonathan McKearney (President) to be chair the 2021 AGM: 54 Skyview Ranch Street; 2nd 88 Skyview Shores Gardens – No opposed – No Abstaining – All in Favor -Carried

Chair called the meeting to order at 7pm.

Call the roll and certify the proxies to determine quorum for the 2021 AGM. 18 owners on person and 135 represented by proxy.

Motioned by 123 Skyview Springs Gardens; 2nd 68 Skyview Springs Crescent - No opposed – No Abstaining – All in Favor -Carried

Proof of Notice of Meeting or Waiver of Notice - The package for the AGM was sent on August 1st,2021 and the financials are available on the website.

Motion to approve waiver of notice by 2313 Skyview Ranch; 2nd 181 Skyview Springs Crescent - No opposed – No Abstaining – All in Favor -Carried

Reading and Disposal of Any Unapproved Minutes

Motion to approve 2019 SM and AGM minutes by 36 Skyview Springs Place; 2nd 54 Skyview Ranch Street no questions No opposed – No Abstaining – All in Favor -Carried

Motion to move the committee reports before financials in the agenda by 327 Skyview Ranch Manor; 2nd 86 Skyview ranch Street. No opposed – No Abstaining – All in Favor -Carried

Financials – President turns chair over to Treasurer (Rob)

Review of 2019 audited financial statements (postponed due to COVID) – Prepared by Cremers and Elliott- read auditors statements and opinion that financials meet the CPA standards. Financials reviewed as distributed and posted to the Skyview website.

Q. What are the expenses? – Rob reviewed page 12 of 2019 audit– budgeted expenses.

Q. What are the accounting and legal fees? President step in to go over the legal fees associated with collection of arrears in the community. 2020 lawyers billed home owners directly so the legal costs will not appear in the financials for the HOA.

Q. What does the management fee cover? President covered that Astoria is paid to administer the financials of the HOA and all administrative tasks.

Motion to approve 2019 audited financials as presented by 3104 – 181 Skyview Ranch Manor; 2nd by 54 Skyview Ranch Street. No opposed – No Abstaining – All in Favor -Carried

Review of 2020 audited financial statements (posted to website). Auditors' opinion stated for 2020 by treasurer (Rob). Statement of Financials Position reviewed by Rob as posted and distributed to owners. Statement of revenues and expenses reviewed as presented.

Motion to approve 2020 audited financials as presented by 167 SV Spring Gardens; 2nd 88 Skyview Shores Garden. No opposed – No Abstaining – All in Favor -Carried

Q. Will the budget put contract for landscaper into GL line instead of broken out? Jonathan stated that now that all items are included in contract it will be one line in budget.

Q. Why is the flag not being brought down every night? Jonathan went over the protocol and costs for the flag and pole.

Q. Who replaces the trees in Skyview? Jonathan responded that all trees are managed by City Parks – Hail damaged trees will be replanted by 2024 by the City Parks Department.

Q. What does HOA support with donations? Donations not funded in the budget- board can approve as requested Community Association (CA) can come to board for donations.

Q Why does HOA not do events? Jonathan covered that the HOA mandate does not include events but bylaws do let HOA support CA with funding to do activities. Covid has affected CA activities in Skyview. New CA board will hopefully lead to stronger community presence.

Appointment of Auditors

Motion to appoint Cremers and Elliott as auditor for 2021 fiscal year end by 54 Skyview Ranch Street; 2nd 88 Skyview Shores Gardens – No opposed – No Abstaining – All in Favor -Carried

Committee Reports

1. Landscaping/Snow removal. President spoke about LaCaille developer that owns twenty percent of Skyview land that was developed without HOA agreement with the City of Calgary. City of Calgary confirmed that they allowed developers to choose to be part of the HOA. City of Calgary grant is only grass and limited weeding annually. No enhanced landscape or pathway snow removal. The area not in the HOA is from 52nd round about south to Shell Station to 60 street boundary and Country Hills. In order for HOA to start enhanced landscape program in the area the owners (100 minimum) would need to approach the HOA and agree to pay fees annually. City standard of maintenance only will be maintained in this area as grant form City is only 7K per year to cut to 6” twice per year standard.
Q. Are we losing money to keep the area up to minimum? Grant from the City will cover the minimum landscaping.
2. Landscape contract came up for renewal and board put out for tender. Seven companies responded. Only three considered that were submitted on time. Contract awarded for six years contract to MBD. Longer contract better pricing.
Q. This is a long contract is there a termination clause for non-performance? President covered the terms and responsibilities of the contract. No further questions.
3. Beautification 2020 -planted 44 flower bins – hail storm damaged the pots and they were replanted by MBD. 52nd round about redone-turned over this spring by the City – maintained under HOA now- artificial trees and water resilient grasses and drought resistant dry scaping added. 128th south to the round had round added and grass removed as they were not growing anything but weeds.
4. Doggie bag dispensers put in last fall. Residents requested the service – used regularly – 50 boxes of bags three times per year are currently used. Put up garbage bins as well to prevent dropping bags on ground.

5. Architectural Guidelines review – 2020 before hail storm the Board was reviewing the bylaws and discovered the architectural guidelines are registered as an appendix to the bylaws. Board was looking to update the guidelines as they are ten years old and building standards have changed. Board requested a legal opinion in August 2020. Architectural guidelines are not registered on title as encumbrance so not enforceable – encumbrance only includes HOA fee collection- Lawyer advised that the guidelines would be very expensive to enforce legally and the HOA would likely to lose in court. Board has decided not to pursue.

- **Q 532 Skyview Ranch Way - Where do they remove snow from pathways is there a map?** President covered what pathways are covered under snow removal. Roadways or sidewalks that are controlled by City of Calgary Roads the pathways are in Parks jurisdiction. City does not allow HOA to clear. Paved pathways in greens spaces in parks and asphalt HOA clears.
- **Q. Homes that are not taking care of the yards can the HOA do anything to enforce?** NO City bylaw must be called at 311 to lodge complaints BOD would put in 311 complaints with pictures as time permits and owners encouraged to do the same. City will send notice to owner giving two weeks to comply – follow up with officer and ticket issued if no compliance. 311 is very efficient.
- **Q. Do we have count of homes damaged and still needing repaired from hail? Can HOA do anything to speed up repairs?** HOA does not have any authority in this matter as it is owner insurance that needs to respond.
- **Q Does HOA have an opinion about roadside signage can anything be done to stop it?** Metis and 128th -temp signs – business signs – fall under bylaw with the City – allowed with permit. Some signs are legal some not permitted with City. Only two bylaw officers assigned to deal with entire City for sign violations. HOA removed many this spring. Wired signs not allowed- only for elections.
- **Q. What does MBD cover in the community?** Garbage cleanup many times a day. Keeps the logs for snow clearing and liability purposes. Skyview has sixty-five shrub beds mulched every 3 years-litter pick up 70 hrs per week- weeding once per month. May 15th to Jan 15th -truck load of garbage removed every four days -parks cleaned once per week – Circle K done once per week – planting of pots and watered and weeding and dog stand maintenance.
- **Q. Who approves the contract for landscape?** Board is responsible to approve the contracts – elected board is the decision makers. Board must follow the bylaws – powers of the board covered in the bylaws.

New Business

- **Q. How many are on Zoom?** – 8 total online total and 5 on currently.
- **Q. Is zoom being recorded?** No live feed only.
- **Q. 54 Skyview Ranch Street asked why the owner was denied the waiver by the board?** Jonathan explained 50 waivers were funded for 2020 and 2021 of fee granted by the board – must be in good standing – Special motion to of the board to waive the fee for owner of house that burnt down. Matched the City program – no penalty until August. Board denied the owner because he did pay and was able to pay and program was designed for those could not pay.

Motion to extend the waiver to owner from 2021 that 2022 fees be waived by 54 Skyview Ranch Street; 2nd 68 Skyview Springs Crescent 10 opposed 1 abstaining 4 In favor Motion defeated.

- **Q. 54 Skyview Ranch Street how can CA obtain money from the HOA board?** CA must have written proposal and the CA must contribute to the event as well. Board talked about a form.
- **Q. 54 Skyview Ranch Street asked about paving parking lot at school?** City owns the land HOA does not have any right to do anything to the lot. Contact by Parks with proposal to HOA Continue the conversation with the City and CA.
- **Q. When will benches be added to Max park? – two benches SV Ranch Street.**

Motion forward by Jonathan to discuss benches and installation with CA in 2021-2022.

Motion made by 3317- 181 Skyview Ranch Manor; 2nd 3213 -302 Skyview Ranch Drive. No opposed – No Abstaining – All in Favor -Carried

Election of Officers -President turns chair over to Annette Cameron (Astoria Asset Management)

Annette covered the term and responsibilities of the Board. The current Board thanked for their time and efforts. All current members resign their positions. Minimum four positions and maximum nine. Nominations opened to the floor – Annette made three calls for nomination from the floor.

Nominees:

Jonathan McKearney 41 Skyview Shores Cove self-nominated
Amanda Crank 3104, 181 Skyview Ranch Manor self-nominated
Robert Buzanko 86 Skyview Ranch Street self-nominated
Daria Stooke 123 Skyview Springs Gardens self-nominated
Catherine Grijzenhout 257 Skyview Ranch Drive self-nominated
Yogesh Singla 88 Skyview Shores Gardens self-nominated
Ryan Birch 167 Skyview Springs Gardens self-nominated
Wendy Finn 181 Skyview Springs Crescent self-nominated

Annette calls for motion to cease nominations.

Motion to cease nominations by 3104 – 181 Skyview Ranch Manor; 2nd by 54 Skyview Ranch Street. No opposed – No Abstaining – All in Favor -Carried

Skyview Ranch Board members acclaimed for 2021-2022 as nominated.

2021-2022 Board of Directors as acclaimed:

Jonathan McKearney 41 Skyview Shores Cove
Amanda Crank 3104, 181 Skyview Ranch Manor
Robert Buzanko 86 Skyview Ranch Street
Daria Stooke 123 Skyview Springs Gardens
Catherine Grijzenhout 257 Skyview Ranch Drive
Yogesh Singla 88 Skyview Shores Gardens
Ryan Birch 167 Skyview Springs Gardens
Wendy Finn 181 Skyview Springs Crescent

Adjournment

**Motion to adjourn the meeting by 86 Skyview Ranch Street; 2nd by 3104 – 181 Skyview Ranch Manor.
No opposed – No Abstaining – All in Favor -Carried**

Meeting stood adjourned at 9:09pm

DRAFT