

**Skyview Ranch Home Owners Association**  
**AGM Minutes DRAFT**  
**Thursday, September 28, 2023 – 7:00 pm**  
**Location: Generations Calgary Skyview**

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1. Election of Chairman of the Meeting

**Annette Cameron from Astoria to be the chair for the 2023 AGM. Laura Daigle and Fred Griffiths from the HOA board to act as recording secretaries.**

2. Calling of the Roll and Certifying the Proxies

29 owners in person and 460 by proxy. Quorum is considered 30 members present either by proxy or in person. Chair explained that eligibility to vote requires fees paid up to date and quorum needs to be met.

**Chair called the meeting to order at 7:02.**

Chair welcomed homeowners to the AGM and briefly described the role of the HOA as being that of 'physical maintenance' including such things as grass cutting, snow removal in some areas, beautification, and maintenance of areas turned over by City of Calgary to the HOA. Chair thanked outgoing board members for their time and contributions: Ryan Birch, Amanda Wolfe, and Paul Hobson. Annette introduced present current board members: Yogesh Singla, Fred Griffiths, Daria Stooke, and Laura Daigle.

3. Proof of Notice of Meeting or Waiver of Notice Motion

**Motion to waive notice of meeting: Daria Stooke, 2<sup>nd</sup> Yogesh Singla. None opposed – motion carried.**

4. Reading and Disposal of Any Unapproved Minutes.

Minutes from the 2022 AGM were mailed to all homeowners so were not read aloud at this meeting. **Motion to approve the minutes from the 2022 AGM: 167 Skyview Springs Gardens; 2<sup>nd</sup> 68 Skyview Springs Crescent. No questions, no opposed, no abstaining – all in favour – motion carried.**

5. Financials

i. Review of 2022 audited financial statements

**Yogesh Singla (HOA Treasurer) reviewed the audited financial statements as provided to homeowners.**

**Question: 6401-155 Skyview Ranch Way asked about the interest charges listed. Yogesh (Board Treasurer) explained that the HOA had invested money into a long-term fund which lost money and accounts for those charges. Also explained that being a long-term fund, it also gains over the term.**

**Question: 51 Skyview Ranch Crescent asked what the insurance covers. Chair explained that the cement perimeter fence, Skyview sign (when it is rebuilt at the entrance to the neighbourhood), flagpole, large garden/flower**

urns, dog waste bag stands, benches, garbage cans, and all future capital improvements require insurance for maintenance and repair.

**Question: 68 Skyview Springs Crescent asked who to talk to about dog waste bag stands that are overflowing. Chair responded that concerns can be sent to 311 and directly to herself as well to ensure that the right group is notified (private condo properties versus HOA-maintained stands) and can follow up.**

**Chair clarified that the legal fees in the financial statements are to cover the costs of the auditors and the RECA audits that happen annually.**

**Motion to accept the 2022 audited financial statements: Yogesh Singla, 2<sup>nd</sup> 6401-155 Skyview Ranch Way. None opposed. Motion carried.**

ii. Budget 2022-2023

**Chair briefly explained budget items line by line.**

**Question: 364 Skyview Ranch Rd asked how many units are registered in Skyview. Chair answered that the current number is 4886 and will soon increase due to the large new development at the entrance of the neighbourhood that is nearing completion.**

**Question: Homeowner (unsure who) asked about the snow removal policy and who is responsible for clearing which areas. Chair explained that the HOA has permission to clear some areas of snow, particularly those where children are passing through on the way to and from school, but is otherwise not allowed to do anything else to City property.**

**Motion to accept the audited financial statements: Yogesh, 2<sup>nd</sup> 6401-155 Skyview Ranch Way. None opposed. Motion carried.**

iii. Appointment of auditors

**Chair explained that the homeowners can choose whether to use the same HOA choice of auditors for the upcoming year or to find different auditors.**

**Motion by 6401-155 Skyview Ranch Way for the board to use their choice of auditors, 2<sup>nd</sup> by 16 Skyview Springs Gardens. None opposed. Motion carried.**

6. Committee Reports – Chair explained the following:

- i. Astoria management contract as it applies to the Skyview Ranch HOA.
- ii. RBC Investments being in preparation for future repair or replacement of the sound barrier concrete fence around Skyview Ranch.
- iii. Community Cleanup Day sponsored by the Community Association and City, aided by the HOA volunteers. Daria Stooke (president of Skyview Ranch CA) gave some further details regarding the amount of trash, recycling, and donations collected that day.
- iv. Announced an upcoming survey looking into needs and priorities of Skyview Ranch in the next year. Members of the community should watch for signs announcing the survey in the future.
- v. Sign Control – HOA hosted a sign removal day and continues the removal of illegal signs.

**Question: Fred Griffiths pointed out that all of the Calgary Public Library “storytelling” signs placed in Skyview Ranch Way playground had been**

**destroyed and asked if the Library will return to pick up the signs. Daria Stooke confirmed that they will.**

**Question: 68 Skyview Springs Crescent asked regarding the legality of removing signs without approval to do so from the city. Fred Griffiths answered that previous cleanups had been done with assistance from the City, but was not sure if such approval was sought for the latest and continuing removal.**

**Question: 6401-155 Skyview Ranch Way asked what the cost is to remove the large signs. It was clarified that all signs have been removed on a volunteer basis and the only costs incurred have been landfill costs.**

- vi. New construction in Skyview Ranch has brought the total residences (houses and condominiums) to 4886 which is a 10.6% rise over 2022.

7. New Business and Questions from the Floor:

- i. Concerns were raised about the playground signs near Prairie Sky School not being visible enough when exiting from the neighbouring multi-family complexes. Chair responded that this is not an HOA matter but that residents should contact the City of Calgary through 311 and discuss with school administration to make sure the problem is known to the city traffic department.
- ii. Questions asked about whether Skyview Ranch will be getting a community centre. Daria Stooke responded that the Community Association (CA) has been dealing with this question for many years but that the CA does not get enough funds from the community residents to fund the building and upkeep of a community centre. Daria also mentioned that there are many grants and funding available but that it requires many sponsors to get it going and a lot of work to make it happen which is all volunteer-based and that the CA does not have enough help at this time.
- iii. 74 Skyview Ranch Crescent asked if there could be garbage bins places in the soccer fields between the schools. It was mentioned that there is a lot of garbage in the fields after soccer games. It was suggested that the soccer association be contacted and they could remind members to clean up after themselves in those spaces. Bins are something to be discussed but the issue then becomes who is responsible for the emptying and disposal of those bins.
- iv. 74 Skyview Ranch Crescent also asked about the garbage and weeds around the mailbox at Skyview Ranch Crescent. It is very messy and not well kept. Who is responsible? It was clarified that the maintenance and snow/ice removal on the immediate pad around the mailbox is the responsibility of Canada Post. Responsibility for the areas outside that pad were not clear.
- v. 364 Skyview Ranch Road asked about garbage at the nearby bus stop and whether someone could put a garbage bin there. It was suggested to contact the City of Calgary/Calgary Transit and ask for a garbage bin at that location.
- vi. 364 Skyview Ranch Road asked about getting the back alley paved. It was explained that 65% of effected homeowners on that street have to agree to have it paved and the property tax for those homes will go up for 10 years to account for the cost of paving.

8. Election of New Board

- i. Current members of the board announced their willingness to remain for the coming year: Daria Stooke, Fred Griffiths, Laura Daigle, and Yogesh Singla.
- ii. The following members self-nominated to become board members:
  - i. Valentina Dimitrova – 155 Skyview Ranch Way
  - ii. Cheryl Bradshaw – 16 Skyview Springs Gardens
  - iii. Leslie Whitehead – 167 Skyview Springs Gardens
  - iv. Don Monroe – 68 Skyview Springs Crescent
  - v. Rajwinder Singh – 364 Skyview Ranch Road

No further nominations needed to fill the maximum 9 positions on the board.

Motion to close nominations. 68 Skyview Springs Crescent, 2<sup>nd</sup> Yogesh Singla

Chair thanked all for their attendance.

Meeting adjourned at 8:28 pm.