



Skyview Ranch Home Owners' Association

HOA Monthly Meeting Minutes
Wednesday, November 6th, 2024
7:00 pm via Teams

1 Welcome

2 Adoption of the October 2024 Meeting Minutes

- Edit 7C - "...at the special meeting..." not "...as the special meeting..."
- Edit 8 - Ward 5, not Ward 4.

Motion to approve: 1st Leslie 2nd Yogesh

All in favour. Motion carried.

3 Approval of the Agenda

- Add 8b) Discussion regarding numerous emails from homeowners/companies regarding solar panels and architectural guidelines.

Motion to approve: 1st Leslie, 2nd Fred

All in favour. Motion carried.

4 Call to Order

Meeting was called to order at 8:14 pm

Attendees: Fred, Leslie, Yogesh, Don

Regrets: Laura

5 Financial Review

- Review of Monthly Report and Balance Sheet for September 2024 (Yogesh): Inquired about the Net Income being roughly -\$23k, discussed that our income largely comes in during the spring when homeowners are paying their bills whereas our expenses are paid on a more regular basis (e.g. monthly).

1st Leslie 2nd Yogesh. All in favour. Motion carried.

6 Old Business

6.a Website Update (Fred)

The website traffic has gone down considerably - 235 visitors, 135 from Canada. Fred now has the administrative logins for the HOA website maintenance in case Travis is unavailable when an update needs to be done. He will be providing Annette with a copy of that information to be kept with our files as a backup.

6.b Donation to School Safety Initiatives

Leslie emailed out a tentative template for the letter to be sent to the principals of Prairie Sky School and Apostles of Jesus School regarding our 2025 donation towards a safety campaign. Fred noted that it should be made more clear that the first half of the donation will be given when a proposal from the school is accepted and not after the information is provided at our AGM; agreement to proceed with sending those letters out as amended.

6.c (Placeholder for future meetings) Optional Amenities Agreement with the City

No new information yet from Sheldon with the Parks Department. MBD currently plans to remove their storage containers in the spring once snow removal is done for this year.

7 New Business

7.a Purchase of Teams Subscription

Discussion regarding whether there is still a need to pay for a Teams subscription that allows calling in when internet connections make signing in virtually difficult. It was decided to postpone a subscription and continue using the free version at this time as current members hadn't been using the dial in option.

7.b Appreciation Gift Card for MBD Landscape Inc

Motion to spend up to \$55.00 to purchase a gift card and greeting card for Badee and Darlene in appreciation for their continued efforts within our community and their dedication to going above and beyond their contracted duties.

1st Leslie 2nd Yogesh. All in favour. Motion carried.

7.c Website Maintenance

Fred received two invoices from Travis; one for the annual website maintenance (previous invoice covered the year until the end of October 2024) for \$1260 (motion up to \$1323 to include GST) and the second to add six new Gallery pages to the website at a cost of \$450 (motion for \$472.50 to include GST). The pages Fred has planned for the Gallery are Tables and Benches, Planters and Shrub Gardens, Flagpole, Traffic Circle Beautification Updates, Community Wall, and General Litter Concerns.

Motion to pay both invoices from Travis Martin.

1st Leslie 2nd Don. All in favour. Motion carried.

8 Community Concerns

8.a Update on Fred and Leslie's meeting at City Hall with Raj Dhaliwal, Ward 5 City Councillor

Fred sent an email to Raj regarding his newsletter that was sent out and advertised over 7000 illegal signs were removed from Ward 5. He had concerns regarding how many signs remained in Skyview Ranch and the number that were being added daily. Fred received an email back and was invited to meet with Raj at his office downtown. Raj listened to our concerns and understands the frustration. He has proposed an online system that would streamline the process for identifying when signs are illegally placed by incorporating the permit payment process and automatic fines to businesses when signs are not removed. This is not something that has been approved but is one potential solution he has come up with.

8.b Solar Panel and Architectural Control Questions

Annette has been receiving quite a few questions from the HOA website regarding the architectural controls and specifically the installation of solar panels. The HOA does not have any input into whether or not solar panels are allowed on a home (or for any renovations a homeowner may do to their home). Leslie will create a blog entry for the HOA website regarding this and will include links to relevant websites (such as the City of Calgary permit site). It will help direct homeowners to the appropriate information source.

9 Next Regular Meeting: Wednesday, November 4th at 8:00 pm via Teams.

10 Adjournment: Meeting adjourned at 8:48 pm.