



Skyview Ranch Home Owners' Association

HOA Monthly Meeting Minutes
Wednesday, December 4th, 2024
8:00 pm via Teams

1 Welcome

2 Adoption of the November 2024 Meeting Minutes

- change meeting time to 8 pm
- point 8 change “and” to “an” in the first sentence

Motion to approve: 1st Leslie, 2nd Fred. All in favour. Motion carried.

3 Approval of the Agenda

- No additions

Motion to approve: 1st Leslie, 2nd Balraj. All in favour. Motion carried.

4 Call to Order

Meeting was called to order at 8:03 pm

Attendees: Fred, Leslie, Yogesh, Laura, Balraj, Don

Regrets: Arif

5 Financial Review

- a) Review of Monthly Report and Balance Sheet for October 2024 (Yogesh): Yogesh had a question about whether we pay quarterly or yearly for taxes. This is a question for Annette.
- Leslie noticed an NSF Fee on the Transaction Register: Annette said this was an accounting loophole to complete an accounting unit. The owner paid the fee, the cheque or payment bounced, so then it was charged again and settled. It shows as a NSF fee but it wasn't actually that for the HOA.

6 Old Business

6.a Website Update (Fred)

Fees for the next year have been changed to \$80 plus GST (total \$84.00) on 2 pages on the website. There are new gallery pages for the benches and tables, the October minutes are up, and the blog post about solar panels should be up soon. Web traffic has gone down a bit. The most popular page is the “About” page.

6.b Donation to School Safety Initiatives

Leslie sent out the email to the schools and has received a response from Principal Smith at Apostles of Jesus. Principal Smith discussed some of their initiatives so far and noted that she will follow up with some others and get approval for ideas, and then would get back to the HOA.

6.c Appreciation gift card for Badee/Darlene with MBD Landscapes

Leslie will purchase a \$50 gift card plus a thank you card for Badee and Darlene.

6.d Optional Amenity Agreement required by the City (Placeholder – no new info from Sheldon with Parks)

No new information at this time.

7 New Business

7.a Meeting with RBC Investments Manager (Sean Bayliss) – Laura and Leslie

Laura and Leslie provided an update on a discussion with Sean. The Board will need to determine how much money should be immediately available in the reserve fund versus how much to put into investments, GICs, and bonds. The Board will also need to determine how much should be put into GICs and bonds versus investments that are higher risk depending on the Board's risk tolerance. The Investment Policy Statement (IPS) will be updated with the Board's comfort level and wishes, and RBC will act according to the wishes of the Board.

- Balraj asked what the penalties and fees are for pulling money from an investment. This is a question for Sean.
- Board will need to determine how much money to keep in the reserve before discussing with Sean further investments and allocation of money.
- Question for Sean: is the GIC locked for any term? Would we receive growth on that money if we pull funds out before the end of a term?
- invite Sean to the January meeting to answer questions and potentially provide guidance for the IPS.

8 Community Concerns

8.a Gazebo work has been paused due to the weather.

8.b Lights at 128th are in the process of being put up and should be continued in the next week or two according to a Facebook post by Raj Dhaliwal.

8.c Modular classrooms at Prairie Sky School will begin construction in the next week or two.

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

10 Adjournment: Meeting adjourned at 8:38 pm.