



Skyview Ranch Home Owners' Association

HOA Monthly Meeting Minutes
Wednesday, January 8th, 2025
8:00 pm via Teams

1 Welcome

2 Call to Order

Meeting was called to order at 8:06

- Attendees: Leslie, Fred, Laura, Yogesh, Don, and guest Sean Baylis (RBC)

- Regrets: Arif

3 Special Guest – Sean Bayliss, RBC Investments

Sean did a brief overview of the IPS and a review of the portfolio. He asked the Board to discuss and determine whether there are any changes to be made to the IPS and his proposed changes for the portfolio.

**4 Adoption of the December 2024 Meeting Minutes and the Special Meeting Minutes from December
Motion to approve: 1st Leslie, 2nd Yogesh. All in favour. Motion passes.**

5 Approval of the Agenda

- 8b First Responders Appreciation Day

Motion to approve: 1st Leslie, 2nd Laura. All in favour. Motion passes.

6 Financial Review

Yogesh reviewed the November statements and did not note any concerns or follow-ups.

7 Old Business

a) Website Update (Fred): total users are down at this time likely because we are past fees time and there are no upcoming meetings. The November minutes are now up on the website, and a new “gallery” page was added to highlight the flag and flagpole in relation to the HOA.

b) Donation to School Safety Initiatives

a. Mona Bains, principal at Prairie Sky School, has received the email and has a team at the school that is coming up with a proposal for the funds they will be receiving.

c) Appreciation gift card for Badee/Darlene with MBD Landscapes – Leslie was able to deliver this to Badee in person in the community.

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

e) Community Wall Repair (Skyview Springs Crescent)

a. The Board had a special meeting on December 17th, 2024 to choose a company to complete the repairs on the wall damaged by a vehicle. Two quotes were compared and the Board made a decision as to which company to choose (DDS Consulting or T.A.H.M. Enterprises).

Motion to proceed with having repairs done by T.A.H.M. Enterprises: 1st Leslie, 2nd Yogesh. All in favour. Motion passed.

- b. The Board was notified over email by Annette at Astoria that they have received an invoice from T.A.H.M. Enterprises for the deposit for the work to be done on the wall repair. The deposit is 50% of the work to be completed – it is undetermined at this time how much of this cost will be covered by insurance. The Board made the following motion over email (see the addendum at the end of the meeting minutes).

Motion to pay the deposit cost of \$9450 for the repairs to the damaged wall across from 76 Skyview Springs Crescent NE. 1st Leslie, 2nd Laura. Motion carried.

8 New Business

- a) Potential change to HOA fiscal year to more closely align with the fee payment timeline
 - 8.a.i** This conversation will be tabled until we get more information from Annette.
- b) First Responders Appreciation Day
 - Motion to spend up to \$550 to purchase items for the First Responders: 1st Leslie, 2nd Laura. All in favour. Motion carried.**

9 Community Concerns

- a) Concerns from residents regarding snow clearing during late evening/early morning hours. Annette continues to share the messaging from the Board regarding snow clearing bylaws and safety concerns for the community.

10 Next Regular Meeting: Wednesday, February 5th at 8:00 pm via Teams.

11 Adjournment: Meeting adjourned at 8:51 pm.

Addendum

Email Motion on January 6, 2025:

Motion to pay the deposit cost of \$9450 for the repairs to the damaged wall across from 76 Skyview Springs Crescent NE. 1st Leslie, 2nd Laura. 4/7 votes for yes, 3 abstained from voting. Motion passed.