



Skyview Ranch Home Owners' Association

HOA Monthly Meeting Minutes
Wednesday, February 5th, 2025
8:00 pm via Teams

1 Welcome

2 Call to Order

Meeting was called to order at 8:05

- Attendees: Laura, Leslie, Fred, Annette, Yogesh, Don

- Regrets:

3 Adoption of the January 2025 Meeting Minutes

Change point 8 from "Old Business" to "New Business"

Motion to adopt the January 2025 Meeting Minutes: Leslie 1st, Fred 2nd. All in favour. Motion carried.

4 Adoption of the Agenda

Motion to adopt the Agenda: Leslie 1st, Laura 2nd. All in favour. Motion carried.

5 Financial Review

a) Review of Monthly Report and Balance Sheet for January 2025 (Yogesh)

No concerns or changes to note in the financial review.

6 Old Business

a) Website Update (Fred): Visits to the Skyview HOA website are up slightly in the numbers; "About Us" continues to be the most visited page on the website. Fred has sent the gallery piece to Travis about the flag and flagpole. Fred would like to put the flowers and planters up on the gallery in the future but will wait until they are done planting flowers this year for an updated picture to include.

b) Potential change to HOA fiscal year to more closely align with the fee payment timeline (updated info from Annette)

Astoria would like the HOA to consider collecting the fees on November 1st so that fees more closely align with the budget year. Currently, fees are collected in the spring for a budget year that begins in the previous October. This means that the budget is operating for 8 months with no income from that fiscal year. HOA members discussed and while it makes sense to align these it was also noted that community members may not like how it appears as though it's a double fee in the year even though it isn't. It was suggested that the collection could be shifted to April 1st as a deadline instead of June. This would mean that the fees need to be paid in the new year BEFORE April 1st. Dues notices would be sent out on February 1st and March 1st. There is still more discussion to be had around this. It was noted that the AGM needs to be moved to the spring so that it is within the allotted time (6 months) after the audit is complete.

The HOA will discuss further and there is potential for this to be a discussion at the AGM in the spring.

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

7 New Business

- a) Discussion regarding investments
 1. Review of estimated costs to repair/repaint the sound wall, lifespan of the panels, etc. Fred will invite a financial advisor to come and give some input and recommendations to see how they align with what the board currently has in place.
- b) New timeline for the AGM
 1. Discussion about changing the date of the AGM
The HOA bylaw says we have to present financial statements within 6 months of it being completed. Due to AGM dates shifting during COVID, the HOA has been presenting audited statements from 10 months prior. The meeting will need to be moved to March or April to be in accordance with bylaws. Leslie suggested April 16th or 23th; this will allow for one mailout to include notice of the AGM as well as a fees notice at the same time which would cut down on mailing costs.
- c) C-Can (2) Purchase – the Skyview HOA is going to purchase two vented C-Cans for landscaping purposes so that equipment can be safely stored inside according to bylaws. The HOA will charge rent to MBD to store their equipment in our C-Cans which will earn back the money spent.
 1. Motion for purchase cost
Motion to spend up to \$15,000 to buy two vented C-Cans for landscaping purposes. Leslie 1st. Fred 2nd. All in favour. Motion carried.
 2. Motion authorizing Astoria to make the 50% downpayment followed by the remaining 50% when required.
Motion for Astoria to make a payment up to \$7500 as a downpayment for the C-Cans. Leslie 1st, Don 2nd. All in favour. Motion carried.

8 Community Concerns

9 **Next Regular Meeting:** Wednesday, March 5th at 8:00 via Teams

10 **Adjournment:** Meeting adjourned at 9:08 pm.

Addendum: Motion for Reserve Fund Allocation via email on January 24, 2025

Every year, a portion of our funds are allocated to the Reserve Fund. This amount is typically determined when the budget is initially set in October (prior to the fiscal year beginning in November) but is subject to change if operating expenses were to exceed what had been budgeted for that year.

Motion to do the 2023/24 Fiscal Year Reserve Allocation of \$60k as initially set in the budget: 1st Leslie, 2nd Fred. 5 voted in favour, 2 abstained. Motion carried.