



Skyview Ranch Home Owners' Association

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

1 Welcome

2 Call to Order

Meeting was called to order at 8:01pm

- Attendees: Leslie, Fred, Laura, Don, Annette, Craig (Raymond James Investments), Chris (Raymond James Investments), Rod (Raymond James Investments)
- Regrets: Yogesh

3 Adoption of the February 2025 Meeting Minutes

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

4 Approval of the Agenda

Change 6a to "February 2025"

7 has t2o 'c's – change the second 'c' to an 'f'

8d Dog Bag Dispenser Repairs

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

5 Guest Speaker: Craig Tozer of Raymond James Investments

Wealth and Wealth Management Team: Craig, Chris, Rod

- Craig, Chris, and Rod began their time at the meeting by asking questions about the Skyview HOA's current investment situation such as: what are the existing long term and short term investments, what is the tax scenario as an HOA, what are the conversations that the HOA has had with the current account manager, what sort of upcoming expenses are expected by the HOA, and what are the HOA's goals for the reserve fund?
- Annette recommended that the HOA pay to have a reserve fund study done which will give clarity for what is needed from that investment. She explained that this is a good way to present to community members what is needed in fees and funds. This takes the liability off of the Board because there is a certified person doing the financial plan.
- Chris discussed what they would suggest for the Skyview HOA on a very topical level given that they do not have detailed information about the current investments. He recommended keeping investments simple and understandable so that it is easy to "pass the baton" from one Board to the next as members change, and for community members to be able to understand and agree upon the investments being made. He noted that they would typically provide one annual check-in with the Board, plus ongoing small check-ins as needed or requested
- Annette suggested that the HOA invite the current financial advisor to come to the Skyview HOA AGM in April to help answer questions from the community.
- Chris recommends one annual check-in with the Board, plus ongoing small check-ins as needed or requested. This is the same as the HOA's current financial advisor and the communication plan with them.
- Craig agreed with Annette's suggestion to get a reserve fund study done so that the investment team

can work to match investments with predicted upcoming expenses.

- Chris feels that they could help the HOA to simplify investments and to lower fees with their investment company. He noted that a lot of recommendations are marketed to sound great such as having no risk and high reward, but he doesn't feel that those exist and those sorts of markets can be complex and create potential for surprises. He explained that you can't grow capital unless you accept the uncertainty of the short term, and you generally can't have high growth without higher risk. Chris noted that he would likely recommend doing something such as purchasing in a whole market such as TSX or US stock exchange TSX which would meet the needs for something easy and simple. He also noted that it would be good to have the reserve fund in a high interest savings account, some of the other investments in there as well, and then invest the rest into something that will grow more capital.

- Next steps: if the HOA wanted more specific advice from their investment team then they would require more detailed information about current finances, investments, and goals for capital. They noted that a reserve fund study would be very helpful for them to propose a plan should the HOA desire more information from their team.

6 Financial Review

a) Review of Monthly Report and Balance Sheet for February 2025 (Yogesh)
Yogesh was unable to attend the meeting and provide a review at this meeting.

7 Old Business

- a) Website Update (Fred): Visitors are up slightly from last month. Fred is now working on the next gallery page with some new additions.
- b) Further discussion on potential re-alignment of the fiscal year/budget and fee payment deadline: the HOA could possibly move the fee deadline to April for next year, and switch the budget to move year end to April (Annette would have to apply to CRA to do that). Annette explained that you want your budget and HOA fee to align so that community members are paying for the upcoming year. Annette suggests we could pro-rate when this shift is done so that nobody is paying extra within the year – Annette got approval from the Board to talk to the lawyer (appx \$250-\$500) for advice on how to shift this. This change can be discussed at the AGM with information from the lawyer, and community input. The Board will meet in early April to discuss this ahead of time.
- c) Discussion – Re: Craig Tozer's information – Board will take time to give some thought to this conversation, and will also take into account that there will likely be new Board members in the next 2 months and may need to include new members at this point. Annette will get some quotes for a reserve fund study for the HOA.
- d) Wall Repair – Work has started to repair the wall panels. Walls are up now and painting will be done on the panels within a few days.
- e) Update on new C-Cans: Leslie asked Darlene at MBD if they would prefer a monthly payment schedule or to pay for 6 months at a time for the use of the C-Cans. They are currently paying \$210 per month to the rental company; the Board agreed to maintain that amount as their monthly cost to use the HOA's C-Cans (after they have been purchased and delivered).
- f) Optional Amenity Agreement required by the City (Placeholder – no new info from Sheldon with Parks): It was noted that Roads and Mobility will be taking over for anything in areas such as medians and traffic circles.

8 New Business

- a) 2025 AGM date – April 16th: Annette will organize to have a mailout for April 1st including notice of AGM, fees for 2025, and an arrears notice. The AGM will include a discussion of the budget/fiscal year and fee timeline with information from the lawyer, and to get community input. The Board will get signs up advertising for the AGM 2 weeks ahead of time, and will also organize for signs to be

put up in May to remind members of the fees.

Motion to spend \$1000 on the signs for the fees and AGM notice. Leslie 1st, Laura 2nd. All in favour. Motion carried.

- b) Replacement of second planter: a vehicle drove through the traffic circle at Skyview Ranch Road and Skyview Ranch Boulevard and destroyed a second planter. This is the same place where the other planter was crashed into previously

Motion to amend the planter purchase up to \$1800 to include 2 planters and the cost of freight: Leslie 1st, Fred 2nd. All in favour. Motion carried.

- c) Info from annual ELM Meeting: Fred, Leslie, and Annette attended the annual ELM meeting. Previously, the agreements for the ELM program had a \$2 million liability and it has been changed now to \$5 million. We can contact 311 to ask for more trees. There are some places where they have taken trees down and they are no longer allowed to plant there because utilities have been run since those original trees were planted. Park watering – only have the option for extra watering for June-August, no more early spring or fall. The extra watering is available for parks that are 0.2-0.4 hectares; the cost will be made available near beginning of April. As noted above, Mobility and Roads are taking over control of medians and traffic circles.

- d) Dog Bag Dispensers: one has a broken post and the other has a broken lock. MBD can replace the post once the ground has thawed. They will need to order a new lock to replace the other broken one.

Motion to spend \$50 to replace the broken lock on the doggy dispenser. Leslie 1st, Don 2nd. All in favour. Motion carried.

9 Community Concerns

10 Next Regular Meeting: Wednesday, April 2nd at 8:00 via Teams

11 Adjournment: Meeting adjourned at 9:25 pm.