



# Skyview Ranch Home Owners' Association

HOA Monthly Meeting Minutes  
Wednesday, June 4<sup>th</sup>, 2025  
8:00 pm via Teams

**1 Welcome**

**2 Call to Order**

**Meeting was called to order at 8:09 pm**

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

**3 Adoption of the May 2025 Meeting Minutes**

- 7A – Correction: Eagle Lake Turf Farm and Landscape Supply, not Eagle Lake Nurseries

**Motion to adopt the May 2025 Meeting Minutes: Leslie 1<sup>st</sup>, Fred 2<sup>nd</sup>. All in favour. Motion carried.**

**4 Approval of the Agenda**

**8 d) Addition: Sign Pick-Ups**

**Motion to approve the Agenda: Leslie 1<sup>st</sup>, Laura 2<sup>nd</sup>. All in favour. Motion carried.**

**5 Financial Review**

a) Review of Monthly Report and Balance Sheet for April 2025 (Yogesh) – no concerns or anything significant to note.

b) Previous Question about March Financials (Negative Line Items) – there was a changeover in Astoria's system to correct late fees and mailing fees which then appeared as a negative line item in our financial report.

**6 Old Business**

a) Website Update (Fred): Fred doesn't plan to continue monitoring the user numbers as closely because there is no significant change – we have seen a trend of ups and downs over time. Fred continues to send updates to Travis for the website. Darlene from MBD sent photos of the new planters and flowers in all of the planters which can be added to a gallery page on the website as well.

b) New C-Cans Progress – Final payment has been put through. Darlene is arranging for the C-Cans to be switched out on Monday morning with old ones being taken away and new ones being delivered.

c) Replacement Planters (vs round, black planters) – the new planters have been put in place in the round-about including flowers at this point. The HOA still needs to decide on replacing the big round planters that belong to the City with new ones – peruse the Eagle Lake catalogue for options.

d) HOA Fee Deadline Change – we will ask Annette to consult with the lawyers regarding changing deadlines and the impact on fees, and we will ask about moving everything to January as an option. There could be a grace period for late fees in that first year.

i. Draft Statement/Info to be sent to homeowners (Astoria) – Annette will need to provide this.

- e) Payment for annual renewal of “.net” website address  
**Motion to pay \$37.01 for website address renewal. Leslie 1<sup>st</sup>, Fred 2<sup>nd</sup>. All in favour. Motion carried.**

## 7 New Business

- a) Reserve Fund Study Options – The HOA decided to go with Reliance Asset Consulting Inc. to do a reserve fund study for the HOA to help inform decisions about financial management.
- b) Spring Planters – previously increased the budget, MBD should be done planting them for this year  
**Motion to approve an invoice for additional landscaping at the cost of \$5040 for the spring planters. Leslie 1<sup>st</sup>, Kulvir 2<sup>nd</sup>. All in favour. Motion carried.**
- c) IPM Herbicide Spraying Options – estimate from Summer 2024 for just the allowed shrub beds, 2025 estimates for the grass/turf park spaces – The estimate cost is \$4500 to spray all of the shrubs that they are able to spray (not within 10 m of a play surface). Sheldon suggested to do some sections every year and complete a full rotation every 4<sup>th</sup> year. Darlene recommended starting with the traffic circle, the hill behind the school, and beds around the soccer field and the schools. The area around the school would have to be done when school is out for the summer break. HOA will ask them to start with the traffic circles and then to later spray the other areas in the field and school areas. Depending on cost we could have the other fields near the playgrounds done as well. Leslie suggested that we could try having one of the additional fields sprayed this time and see if it works well, and if so then we could do more next year. We are waiting for an estimate and will decide via email if we want to go ahead with spraying those areas. We will get estimates for all of the park spaces and the HOA can determine which to go ahead with at this time.
- d) IPM Rodent Management – Soccer Field by McDonald’s – Previous agreement with the City to have Parks subsidize the cost of treatment. Sheldon has not followed up yet but it does not appear that it has happened due to the number of prairie dogs in that field. \$2500 to do that one field with appx \$2000 subsidized by the City, the rest to be covered by the HOA including paying MBD to fill in the holes later on.

## 8 Community Concerns

- a) Gophers entering under sound wall – these areas are City owned on the other side of the wall, and the homeowner is responsible on their side of the wall. Grading the soil/grass would not stop the rodents from digging and entering again. The HOA does not feel that this is an HOA matter.
- b) The boulevard along 128<sup>th</sup> Ave – dog poop waste/receptacles/dispensers. Leslie personally cleaned up all of the dog poop bags that had been left on the boulevard. It is not an option to put a garbage can or doggy bag stand in that area because it is City-owned.
- c) Damaged Flag – the flag was damaged and was replaced immediately once it was noticed and mentioned. Annette is ordering more flags as we are down to having one replacement flag.
- d) Sign pick-ups – more temporary signs have been cleaned up

9 **Next Regular Meeting:** Wednesday, July 2<sup>nd</sup> at 8:00 via Teams

10 **Adjournment:** Meeting adjourned at 9:01 pm.