



Skyview Ranch Home Owners' Association

Monthly Meeting Agenda Wednesday, August 6th 2025

8:00pm via Teams

1. **Welcome**
2. **Call to Order**
Meeting was called to order at 8:07pm
Attendees: Leslie, Kulvir, Fred, Don, Yogesh
Regrets: Laura
3. **Adoption of the July 2025 Meeting Minutes**
Motion to adopt the July 2025 Meeting Minutes: Leslie 1st, Fred 2nd.
All in favour. Motion carried.
4. **Approval of the Agenda**
Motion to approve the Agenda: Leslie 1st, Don 2nd. All in favour.
Motion carried.
5. **Financial Review**
 - a) Review of Monthly Report and Balance Sheet for June 2025
 - Annette clarified that in the May Report, MBD was paid for two months of their contract but one was mislabelled as a Bi-Weekly Clean.
 - Leslie has emailed Annette to clarify two items on the financial reports. The Budget Comparison (Accrual) shows (under Revenue) "Condominium Fees -\$186.75". This line item isn't one that appears in recent months and we want to clarify what it refers to and why it is a negative.
 - As well, the Transaction Register lists a total of \$52.50 in NSF fees for a unit. Would like clarification on whether or not the Homeowner is invoiced for this fee.
6. **Old Business**
 - a) HOA Fee Deadline Change
 - i. Annette has contacted SVR again regarding the request for an opinion on the legality of moving the Fiscal Year (originally requested in June). SVR is a law firm that deals with a few main areas, among them Condominium Corporations and related legal matters.
 - b) Reserve Fund Study

- i. Underway (as per Annette), we do not have any information beyond that. Fred asked about whether or not Board Members have any input on the process.
- c) IPM Herbicide Spraying Options
 - i. Completed – awaiting invoice from the City.
- d) IPM Rodent Management – Soccer Field
 - i. Holes filled, Grass Seed provided by City. Leslie will follow up with MBD and inquire about whether seed has been placed or not as there are still quite a few bald patches of dirt in the fields and surrounding areas.
- e) Bike Safety Event
 - i. Cost Estimate for the event was provided to Board members prior to the meeting. Since then, Leslie has been able to reduce some of the projected costs. The Board approved the ordering of a banner (design previously submitted to Board members) to ensure it arrives in time, and discussed altering the draw prize items. Also discussed ways to reduce printing costs. Leslie will explore the possibility of offering community residents the opportunity to do a “bike swap” at the event; will reach out to Gar Gar from Forest Lawn to inquire if they would have any need for the leftover bikes in part of their bike program and look into metal recyclers for any bikes that cannot be repaired and are in rough shape.
Motion to purchase enough draw prize items to offer eight helmet/bell combos, four lock/repair kit combos, and an additional 50 bells (to give to those kids with bikes but no bells); Leslie 1st, Kulvir 2nd. All in favour. Motion carried.
- f) Bench Painting
 - i. Ladybug Park benches completed, Leslie proposed that the benches in the park by Skyview Springs Crescent be the next ones to be re-done.

7. **New Business**

- a) September Meeting – Annette has blocked off the first Wednesday in September to have a budget meeting; she will provide a rough draft prior to the meeting based on previous budgets and approved expenses. Leslie will contact Generations to book the conference room for 7:30-9pm that day.

8. **Community Concerns**

- a) There was a large (illegally placed) sign by the Circle K park that was weeks past the event date. The group behind it was contacted, reminded about temporary signage bylaws, and they removed it that evening.
- b) The sidewalks by the intersection of Skyview Ranch Road and Way have had the temporary asphalt removed and replaced with proper sidewalks.

9. **Next Regular Meeting:** Wednesday, Sept 3rd at 7:30pm at Generations.

10. **Adjournment:** Meeting adjourned at 9:03pm.