



Skyview Ranch Home Owners' Association

Monthly Meeting Minutes Wednesday, November 5th, 2025

8:00pm via Teams

1. **Welcome**
2. **Call to Order**
Meeting was called to order at 8:06pm
Attendees: Leslie, Laura, Annette, Kulvir, Yogesh
Regrets: Fred
3. **Adoption of the October 2025 Meeting Minutes**
Motion to adopt the October 2025 Meeting Minutes: Laura 1st, Yogesh 2nd. All in favour. Motion carried.
4. **Approval of the Agenda**
Add in 7 v ii Rubix Complex
Motion to approve the Agenda: Leslie 1st, Laura 2nd. All in favour. Motion carried.
5. **Financial Review**
 - a) Review of Monthly Report and Balance Sheet for September 2025 (Yogesh)
 - Question regarding the numerous fee refunds that appear on the last page of the Financial report (one appeared in August as well) – Annette is waiting on an answer for this. One was because someone did actually pay ahead of time but the Astoria staff weren't able to get to the paperwork on time, so the late fees were refunded.
 - Clarification on the negative amounts under monthly Association Fees – Annette will get back to us with an answer about this as well.
6. **Old Business**
 - a) HOA Fee Deadline Change
 - i. A request has been faxed into the CRA to make the change but there has been no response at this time. Astoria is trying to contact them but getting a hold of someone at the CRA has proven to be very difficult. If Astoria doesn't hear back soon they will ask the legal team if we can go ahead with the change. Annette would like for the information and letter to be out by January 1st, 2026.

- b) Reserve Fund Study
Annette hasn't heard back from her contact for a follow-up on his site visit to Skyview for his assessment to develop the reserve fund study.

7. **New Business**

- a) Request from the CA for funding
No proposal has been submitted at this time so we are assuming they do not need funding at this time.
- b) Nov 2025 to Oct 2026 Website Maintenance (\$1380)/Gallery (\$85 per page) Contract Discussion
 - i. Final two Gallery pages for 2024/2025
If anyone has ideas for other gallery pages we can develop something else around that.
 - ii. Yogesh suggested that we get a few more quotes for website maintenance and development before we commit again with Travis. If we don't find a better option we will continue with Travis again.
- c) MBD – Winter Litter Pickup will happen twice a month through the winter to try to manage the amount of garbage.
- d) Letter/Email to Raj Dhaliwal
 - i. Congratulations/HOA's priorities and concerns for the next four years?
 1. More police to monitor speeding and dangerous driving
 2. Capital projects that we would need assistance from them?
 - a) More gazebo and seating areas?
 3. Winter road maintenance?
 4. Could his office be more aware of the ELM program so that they can answer people's questions about it rather than sending it to the HOA to answer.
 5. What is the City responsibility versus HOA responsibility so that they can provide educated responses.
- e) Teacher Appreciation
 - i. Does the HOA want to do something for the teachers at both AOJ and PSS similar to what we do for First Responders?
 1. Yes
Motion to spend up to \$400 to cover items for the teachers at both schools. Leslie 1st, Yogesh 2nd. All in favour. Motion carried.
- f) New Board Member recruitment
 - i. We will soon be in need of new members for the Board. Please reach out to people you know who may be interested.
- g) Rubix Complex has just been built with 100 units. They are not expecting occupancy until December 1st but are not sure if they will have occupancy at that point. The lawyer for their developer has asked if they can have the 2025 HOA fee waived.
Motion to not charge this building for 2025 and instead charge them starting with the April fees. Leslie 1st, Laura 2nd. All in favour. Motion carried.

8. Community Concerns

a) Fireworks

There is not much more that we can do as an HOA.

9. Next Regular Meeting: Wednesday, December 3rd at 8:00pm via Teams.

10. Adjournment: Meeting adjourned at 8:38 pm.