



Skyview Ranch Home Owners' Association

Monthly Meeting Minutes Wednesday, December 3rd 2025

8:00pm via Teams

1. **Welcome**
2. **Call to Order**
Meeting was called to order at 8:05 pm
Attendees: Leslie, Kulvir, Yogesh, Sarah
Regrets: Fred, Laura
3. **Adoption of the November 2025 Meeting Minutes**
Motion to adopt the November 2025 Meeting Minutes with an amendment – in “4. Approval of the Agenda” the motion to address the Rublix Complex should be listed as 7 g) instead of 7 v ii . : Leslie 1st, Kulvir 2nd. All in favour. Motion carried.
4. **Approval of the Agenda**
Motion to approve the Agenda: Leslie 1st, Kulvir 2nd. All in favour. Motion carried.
5. **Financial Review**
 - a) Review of Monthly Report and Balance Sheet for October 2025
-Leslie has asked Sarah to look into why the landscaping budget items don't appear to balance against what MBD invoices monthly and why they are being entered differently than they have been previously in the budget ledger.
-Yogesh requested clarification as to why the budget has expected association fees every month even when we are unlikely to be collecting them. Sarah suggested (and later confirmed by email) that it is the expected amount for the year divided equally by twelve months.
6. **Old Business**
 - a) HOA Fee Deadline Change
 - i. Astoria finally received a letter from CRA regarding the request to change the HOA fiscal year. The developer for the community (Walton) that initiated the HOA did not submit annual returns for 2008-2010; CRA cannot alter the fiscal year until those are submitted. Sarah/Annette have asked Cremers and Elliot about the next steps, whether they are able to file those returns now on

our behalf, etc. They have also reached out to Walton to request any information/data they may still have.

- b) Reserve Fund Study
 - i. Reliance has completed the site visit and we are waiting on the initial draft of the report/study
- c) Nov2025-Oct2026 Website Maintenance Contract
 - i. Laura reached out to another company to request a quote for website maintenance in order to compare costs. The monthly website maintenance fee quoted was higher than we are currently paying and it would have required having the website redone by the new company.
Motion to retain the services of Travis Martin for the following year for website maintenance: Leslie 1st, Kulvir 2nd. All in favour (Laura via previous online communications), motion passed.
- d) Final Two Gallery Pages
 - i. Leslie suggested doing one on 311, the app, and how to use it to report things within the community – goal is to increase awareness of how residents can become more involved in the community. Yogesh would like to have common issues like litter, fireworks, etc. covered but that may be better in a blog entry format,
- e) Teacher Appreciation
 - i. Leslie and Kulvir purchased a variety of snacks and beverages, delivered them to both schools shortly before their parent/teacher conferences on behalf of the HOA.

7. **New Business**

- a) New Board Member Recruitment – The board needs a minimum of five members. One homeowner from the community has been approached, current Board Members will reach out to other homeowners within the community to discuss interest in joining the Board.
- b) ELM 2025 Year End Survey – Leslie will complete this on behalf of the Board, it's an opportunity to provide feedback to the ELM team (City) on what works, what doesn't, possible areas for change in the program.
- c) 2026 ELM Operating Grant Estimate – We will know the actual amount of the grant closer to spring but the estimate sent was for \$62k. We could potentially see small changes if there are changes in land designation (as an example, the section that the CBE has placed the modular classrooms on).

8. **Community Concerns**

- a) Now that we have had more snow and colder weather, we are seeing more issues with poor driving and parking.
- b) Brief discussion with Sarah regarding issues we have seen in the last year when it comes to homeowners and their interactions with some of the Astoria staff. More oversight has been added in some areas to

ensure homeowners are able to receive feedback in a prompt manner and have issues addressed where it is appropriate to do so.

9. Next Regular Meeting: Wednesday, January 7th at 8:00pm via Teams.

10. Adjournment: Meeting adjourned at 8:26pm.