



# Skyview Ranch Home Owners' Association

**HOA Monthly Meeting Minutes  
Wednesday, March 4<sup>th</sup>, 2026  
8:00 pm on Microsoft Teams**

## **1 Welcome**

## **2 Call to Order**

**Meeting was called to order at 8:04 pm**

- Attendees: Leslie, Laura, Sarah, Kulvir, Yogesh, Amanda

- Regrets: Salima

## **3 Adoption of the February 2026 Meeting Minutes**

7 a) Signage quote came in higher than expected at \$861 due to the timing of the meeting and the lengths of signage times. Adjust the minutes for February to reflect this cost.

**Motion to adopt the February 2026 Meeting Minutes with this change: Leslie 1<sup>st</sup>, Yogesh 2<sup>nd</sup>. All in favour. Motion carried.**

## **4 Approval of the Agenda**

Add 7c) AGM/Fees Mailout Update

**Motion to adopt the March 2026 Agenda: Leslie 1<sup>st</sup>, Kulvir 2<sup>nd</sup>. All in favour. Motion carried.**

## **5 Financial Review**

a) Review of Monthly Report and Balance Sheet for January 2026 (Yogesh)

- \$2000 in prepaid/liabilities. Sarah will look into this with the accountant to get an answer for us.

- YTD actual versus budgeted it says "over" but should say "under". Sarah will correct this.

## **6 Old Business**

a) Reserve Fund Study

i. Concerns about accuracy about what they're looking at: City garbage cans included in the photo, very high amount for the benches, and unsure about the wall costs being accurate. This will be explored further by the Board.

b) 2026 AGM:

i. AGM at the Genesis Centre on April 22<sup>nd</sup> is booked and paid for to secure our space.

ii. Sarah sent the mailout sample to the Board for perusal and editing.

iii. Signage – 2 weeks for the AGM and 4 weeks for the fees with a slight change in the middle of the 4 weeks to comply with bylaws.

c) Spring IPM

i. Gophers – SKR010 (soccer fields): the hope is to get to this earlier in the year so that there is less opportunity for breeding and fewer gophers to deal with.

ii. Weeds – medians (excluding roundabouts)

d) First Responder Appreciation Gifts: these have been purchased and now need to get packaged and delivered.

e) MBD Appreciation: gift has been purchased for MBD as well and needs to be packaged and delivered.

## 7 New Business

- a) Member request for DBH fees: a new homeowner in the community reached out recently and said that they had a challenge initially reaching someone at Astoria back when the notice of fees came out, but they never followed up further or in any other capacity. At this point, 6 months after fees were due, they are now asking to have their legal fees waived. The Board feels that given the many methods of communication and attempts from the HOA, the responsibility of the Realtor and lawyer involved at the time of sale, and the lack of communication from the homeowner during all of this time that the fees will not be waived.

**Motion to not waive their annual HOA fees. Leslie 1<sup>st</sup>, Yogesh 2<sup>nd</sup>. All in favour. Motion carried.**

- b) Skyview Parkway Development: 14 or 19 townhome buildings that will be part of our Skyview HOA encumbrance. They have not broken ground on this but when they do Sarah will get in contact with them to be sure that Astoria is up to date for these units in YARDI.
- c) AGM/Fees Mailout Update: In YARDI there are around 3250 units but the correct amount is actually somewhere over 5000. The estimate for the mailout is about \$4 or \$5 per letter charged to the HOA which is being sent to every unit plus to many owners who live elsewhere such as out of province. It is an enormous cost to be sending multiple mailouts to every unit plus to offsite owners. Is there a way to reduce the cost of sending to offsite owners? Could we charge a fee to homeowners who do not live at the unit in Skyview to cover the cost of mailout? Could we choose to not send a mailout and only have it sent via Condo Café? Could we do a digital mailout for the first one, and then send a physical mailout? This is in relation to the offsite owners but could we also consider for those who live in the community as well? We will discuss this further at the next meeting and could discuss this at the AGM as well if we feel like there is desire to open up discussion.

## 8 Community Concerns

- a) Slip and Fall – there was a slip and fall last month, and the person who reported it has not responded to any contact attempts or reached out in any other capacity. There is no news and nothing else to do about it at this time.

9 **Next Regular Meeting:** Wednesday, April 1<sup>st</sup> at 8:00 pm via Teams

10 **Adjournment:** Meeting adjourned at 8:50 pm.