



**Jagare Ridge Homeowners Association
Board of Directors Meeting
Thursday November 14th 2019 @ 2:00pm
Location: Jagare Ridge Golf Course, 14931 Ellerslie Rd SW, Edmonton, AB T6W 1A4
Meeting Minutes**

Attendees: Triona Cosgrave, Secretary
Tanya Eklund, Treasurer
Alex Petrosky, President
Sheron Jonzon, Res. Director
Brent Penner, Res. Director
Brian Gerdes, Res. Director

Regrets: Mandeep Parihar, Res. Director

- 1. Call to order** – Alex Petrosky– 2:11pm
- 2. Approval of Meeting Minutes**
 - There were no previous Minutes
- 3. Items Arising from Minutes**
 - There were no previous Minutes
- 4. HOA Update**– Triona Cosgrave
 - Triona Cosgrave reported that the City of Edmonton provided a quote for 2020 maintenance for \$39k. Triona to follow up with city to clarify the schedule and scope of work.
 - Triona Cosgrave reported that the Jagare Ridge Golf Course will continue with hole #14 & #15 and split costs with the HOA. Triona to provide Board with documentation to clarify.
 - Triona Cosgrave reported that a full Audit of all the Stages of Jagare ridge was completed. There are currently 266 re-subdivided lots in Jagare Ridge, 56 are under the Developer Jagare Ridge Communities Inc. 17 of those are pending transfer to builders. The developer does not pay HOA fees on those lots. This is as per the terms of the Encumbrance.
 - Fountain Winterization and storage is complete. Jagare Ridge Golf course will store the fountains until the spring and perform any relevant maintenance and repairs.
 - The Waterfall was shut down in Late October for the winter season. The waterfall operated without any incident in 2020. The waterfall output will be reduced to 30% in the 2020 season to lower costs.
 - Alex Petrosky reported the fence staining is a deficiency that Melcor is responsible for and the HOA will not be responsible for the fence until it's completed. Full Quality control will be coordinated by and costs borne Melcor.
- 5. Financial Update (provided in package) – Triona Cosgrave**
 - Triona Cosgrave reviewed and answered questions on the 2019 Profit and Loss year to date.
 - Detailed Breakdown of Utilities was provided to directors reflecting the 50% Cost paid by Jagare Ridge Communities Inc. from 2018 to date.
 - Triona Cosgrave reported that 2 Homes from 2019 are currently with Field Law for collections.
 - The 2020 budget options were reviewed and the Board agree on an Increase but needs to be adjusted to confirm amount. Brent Penner to obtain quote for the 2020 Audit.
 - 2020 Fee notices will be sent in December 2019.
 - Convenience Fee will be applied at 3% per transaction.
- 6. Other Business**
 - Capital Cost report including the summary was shared with the Directors.



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- Tanya Eklund provided Resolutions to accept the resolutions made at the AGM, and all directors present signed.
- 7. Next Meeting Date**
- Thursday February 13th , 2019 at 1:00 pm
 - Location TBC
- 8. Adjournment- 4:10 pm**
- 9. Development Update** – Alex Petrosky Reported on development updates