



**Jagare Ridge Homeowners Association
Board of Directors Meeting
Tuesday February 25th 2020 @ 2:00pm
Location: Jagare Ridge Golf Course, 14931 Ellerslie Rd SW, Edmonton, AB T6W 1A4
Meeting Minutes**

Attendees: Triona Cosgrave, Secretary
Mandeep Parihar, Res. Director

Sheron Jonzon, Res. Director
Brent Penner, Res. Director
Brian Gerdes, Res. Director

Regrets: Tanya Eklund, Treasurer
Alex Petrosky, President

1. Call to order – Alex Petrosky– 2:05pm

2. Approval of Meeting Minutes

- November 14th, 2019
- Motioned by Brian Gerdes, Seconded by Brent Penner, Approved

3. HOA Update– Triona Cosgrave

- Triona Cosgrave reported that the City of Edmonton provided a quote for 2020 maintenance for \$39k for eight scheduled visits in addition to the 2 regular visits, they also provided a quote for \$19k for 4 scheduled visits in addition to the 2 regular visits. Triona Cosgrave will email the city to approve the work for four scheduled maintenance visits. Triona will provide the Board with the schedule information as soon as the City confirms.
- Triona Cosgrave confirmed that the Jagare Ridge Golf Course will continue with hole #14 & #15 and split costs with the HOA. The directors have requested a walk through to clarify areas of responsibility of the landscaped areas throughout the city. Triona to schedule.
- The directors also requested a walk through with the consultants for the Waterfall startup in the spring. Triona will follow up internally.
- Additional Clarification was requested by the directors on the responsibilities map. In particular landscaping in stage 5 and Hole #14. Triona will follow up with IBI.
- Triona will also request a map that will reflect areas that are the responsibility of the City of Edmonton.
- Triona Cosgrave confirmed all snow maintenance removal in the community carried out by the Jagare Ridge Golf Course is not Contracted or paid for by the HOA.

4. Financial Update (provided in package) – Triona Cosgrave

- Triona Cosgrave reviewed and answered questions on the 2019 Profit and Loss.
- Triona Cosgrave reviewed and answered questions on the 2020 Profit and Loss year to date.
- Triona Cosgrave reported that 1 Home for 2019 is currently with Field Law for collections.
- Triona Cosgrave reported that there are 42 payments outstanding for owners and 11 due from builders. A reminder email and notice in the mail was sent on 2.20.20
- Triona Cosgrave reported that the utilities did not reflect the contribution from Jagare Ridge Communities Development Inc.

5. Other Business

- Director Resolution to appoint Colby Steckly as Auditor for the Association for the 2019 Audit signed by all directors present.
- Melcor Community Event is scheduled for September 17th 2020.
- 2020 AGM – Tentative Date September 14th
- Newsletter- Directors suggested the following items to be included in the newsletter
 - Event Save the date



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- AGM Save the Date
- Winter maintenance Responsibility
- Director Walkthrough
- Maintenance Contribution by Melcor
- Updated maps

6. Next Meeting Date

- Thursday May 28th , 2020 at 2:00 pm
- Location TBC

7. Adjournment- 4:05 pm

8. Development Update – Alex Petrosky provided the following development updates for the meeting in his absence;

- Melcor is intending to move forward with 1 new stage in 2020, consisting of between 10-16 lots. Triona to confirm stage.
- Determination of the number of lots will be done in the coming months upon input from our builders.
- Melcor is moving forward with transitioning landscaping maintenance on previously completed stages to the City of Edmonton, per the HOA board's request. Alex to clarify.
- Melcor is intending to find a new fencing contractor for repair/re-stain work in 2020. The original contractor will still be active on sections of new fencing per our existing contracts. Information on the new company will be provided prior to work commencing for the season.