



**Jagare Ridge Homeowners Association**  
**Board of Directors Meeting**  
**Thursday May 28<sup>th</sup> 2020 @ 2:00pm**  
**Location: Zoom Meeting (Meeting Restrictions due to Covid-19)**  
**Meeting Minutes**

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**Attendees:** Triona Cosgrave, Secretary  
Mandeep Parihar, Res. Director  
Alex Petrosky, President  
Sheron Jonzon, Res. Director  
Brent Penner, Res. Director(2:27pm)  
Brian Gerdes, Res. Director

**Regrets:** Tanya Eklund, Treasurer

**1. Call to order – Alex Petrosky– 2:06pm**

**2. Approval of Meeting Minutes**

- February 25<sup>th</sup>, 2020
- Motioned by Brian Gerdes, Seconded by Sheron Jonzon, Approved

**3. HOA Update– Triona Cosgrave**

- Triona Cosgrave reported the Waterfall was started up on May 5<sup>th</sup>. The waterfall is currently running without any issues.
  - The output and pumps are set at 30% to reduce electrical costs. Triona Cosgrave reported the waterfall was operating in great condition and did not negatively affect the aesthetic operation. Melcor will continue to monitor the Waterfall.
- Triona Cosgrave reported the City of Edmonton started the spring maintenance on May 7<sup>th</sup> and May 15<sup>th</sup>. The City of Edmonton anticipates they will be back in the community on June 15<sup>th</sup>.
  - Triona Cosgrave has requested the city schedule information and will forward to the directors as soon as it is provided by the City of Edmonton.
- Triona Cosgrave provided the updated maps that reflect areas that are the responsibility of the City of Edmonton and the HOA and the Golf course in more detail.
- Additional Clarification was requested by the directors on the responsibilities of the garbage cans in the Exercise Park, playground and Hole #14. Triona will follow up with IBI.
- The directors enquired about the requested walk through to clarify areas of responsibility of the landscaped areas and the Waterfall. Triona Cosgrave and Alex Petrosky will schedule for late July.
- The directors enquired about the fountain in Hole #14. Triona Cosgrave will follow up with the golf course.
- Sheron Jonzon reported the bollards on the walking paths were removed and replaced with a concrete cap which is posing a tripping hazard. Alex Petrosky will follow up with Standard general.

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

- Triona Cosgrave reviewed and answered questions on the 2020 Profit and Loss YTD & Budget comparison.
- Triona Cosgrave reviewed and answered questions on the 2020 Balance Sheet YTD
- Triona Cosgrave reported that 1 Home for 2019 is currently with Field Law for collections.



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- Triona Cosgrave reported that there are 17 payments outstanding for owners including 4 due from builders. A reminder email and notice in the mail was sent on 2.20.20 & 30.4.2020. Reminder notices sent in the mail 26.2.20 & 30.4.2020. The email reminder has been very effective.
- Triona Cosgrave advised 2020 collections will be postponed until August due to Covid-19. Reminders will continue to be sent out. Communication has been adjusted to a more sensitive content and payment plans are being offered and options to waive interest.
- Triona Cosgrave reported that the utilities did not reflect the contribution from Jagare Ridge Communities Development Inc for April and May 2020 in the amount of approx. \$1200.
- Triona Cosgrave reviewed and answered questions on the 2019 Audit.
  - Triona Cosgrave reported the 2018 accounts receivables were restated.
    - The 2018 Utilities were restated as revenue paid in 2019 pertained to 2018.
    - The 2018 membership fees were restated as membership accounts receivables recorded did not have to be paid by the developer.
- Brian Gerdes requested numbers on homes that were billed for 201. Triona Cosgrave to provide breakdown.
- The 2019 Audited Financials will be posted to the community Website.

#### **5. Other Business**

- Due to gathering restrictions imposed due to the Covid-19 pandemic the 2020 Jagare Ridge HOA AGM set for September 14<sup>th</sup> 2020 has been postponed until further notice.
  - Alberta Corporate Registries has confirmed that Non-Profit Organizations, of which homeowners associations fall under, will be able to postpone AGMs until the ban on public gatherings has been lifted.
  - The package will be ready for the July 2020 Meeting
  - Triona Cosgrave will monitor government guidelines closely and communicate with the Directors for potential dates and restrictions that may need to be applied.
- Melcor Community Event scheduled for September 17<sup>th</sup> 2020 may also be postponed. Melcor will continue to monitor the government restrictions on social gatherings.
- Newsletter- Triona Cosgrave reported the newsletter was emailed and the updated maps were included. There will be another newsletter sent in the fall. This will allow for communication pertaining to the AGM and the event.
- **Covid-19** - There has been no impacts on the operations of the HOA due to the covid-19 Pandemic for example:
  - Melcor has continued to address issues and contracted our maintenance crew for the seasonal work. Residents and the Directors are in regular contact via email and phone therefor operations have not been affected.
  - 2020 Collections to the lawyers have been delayed due to this unprecedented time. Melcor has increased the reminder process with a sensitive message offering payment plans. This has been done via email, and mail where email isn't available. This seems to be effective, May 2019 12 homes were sent to collections to field law. As of today's



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date 13 homes remain unpaid. Unpaid accounts will be sent to collections in August but Melcor will endeavor to continue to remind residents in the interim.

**6. Next Meeting Date**

- Thursday July 30<sup>th</sup> , 2020 at 2:00 pm
- Location TBC

**7. Adjournment- 4:00 pm**

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

- Melcor is currently hiring 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.