



**Jagare Ridge Homeowners Association
Board of Directors Meeting
Thursday July 30th 2020 @ 2:00pm
Location: Zoom Meeting (Meeting Restrictions due to Covid-19)
Meeting Minutes**

Attendees: Triona Cosgrave, Secretary
Alex Petrosky, President

Sheron Jonzon, Res. Director
Brent Penner, Res. Director
Brian Gerdes, Res. Director(2:12pm)

Regrets: Mandeep Parihar, Res. Director
Tanya Eklund, Treasurer

1. Call to order – Alex Petrosky– 2:10 pm

2. Approval of Meeting Minutes

- May 28th, 2020
- Motioned by Brent Penner, Seconded by Sheron Jonzon, Approved

3. Items Arising from Minutes

- There were no items arising from the Minutes

4. HOA Update– Triona Cosgrave

- Triona Cosgrave reported the Waterfall was started up on May 5th and has been running without any issues besides July 7th due to a water level issue that was rectified immediately.
 - The output and pumps continue to be set at 30% to reduce electrical costs.
- Triona Cosgrave reported the City of Edmonton continues to maintain the community and have herbicide and mulching scheduled to reduce the weeds.
 - Triona Cosgrave will forward a maintenance report to the directors. Information will also be shared to the website.
 - The walkways will also be included in the maintenance
- Triona Cosgrave provided confirmed the updated maps have been added to the website.
- Alex Petrosky will schedule a walk through with the directors.
- Triona Cosgrave reported that the fountain in Hole #14 was installed in May, (on schedule) but on installation, the golf crew discovered the breakers were broken.
 - The major issues were the power cables for both lights and fountain as well as the light kit. To avoid future damage a braided steel covering needed to be placed around the cable because this is the second time in three years muskrats have caused damage. The cost is approx. \$5k to repair (a new fountain is approx. \$14k) The parts were ordered on June 17, 2020, but they had been delayed from the US.(this was a result of covid) the parts were received on July 9th 2020, it was installed the same day.
- Triona Cosgrave reported the city is following up on the bollards on the walking paths that were removed and replaced with a concrete cap which is posing a tripping hazard.
- Triona Cosgrave reported that in May 2018 there were 241 lots registered in Jagare Ridge. 40 of those lots were registered in the Jagare Ridge Developers name and 7 of those were pending transfer. Currently, in July 2020 there are 267 lots registered in Jagare Ridge. 42 of these are registered in the Jagare Ridge Developers name and approx. 8 of these were pending transfer



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- 5. Financial Update (provided in package) – Triona Cosgrave**
 - Triona Cosgrave reviewed and answered questions on the 2020 Profit and Loss YTD & Budget comparison.
 - Triona Cosgrave will provide an updated Profit and Loss YTD & Budget comparison to reflect July 23rd 2020.
 - Triona Cosgrave reviewed and answered questions on the 2020 Balance Sheet YTD
 - Triona Cosgrave will provide an updated Balance sheet with updated Journal entry to amend Management fees adjustment.
 - Triona Cosgrave reported that 1 Home for 2019 is currently with Field Law for collections.
 - Next Steps are foreclosure but this will be postponed until year end.
 - Triona Cosgrave reported that there are 11 payments outstanding for owners plus 2 due from builders.
 - Triona Cosgrave advised 2020 collections will be postponed until September due to Covid-19. Reminders will continue to be sent out. Communication will be Final notice.
 - Triona Cosgrave reported that the utilities report did not reflect the contribution from Jagare Ridge Communities Development Inc for May and June 2020 in the amount of approx. \$2600.
- 6. AGM Date– Triona Cosgrave**
 - Date – **October 15th 2020 at 6:00 p.m. ONLINE**
 - Record Date – September 25th 2020
 - Alberta Corporate Registry confirmed via email, with the ongoing global COVID-19 pandemic, a Society has permission to hold a remote meeting due to COVID-19. Our AGM format this year will be online only
 - Draft AGM Package & Info Circular
 - Package will be sent to the printer at the end of August and will be in the mailbox of the residents prior to the record date of September 25th 2020, and a Statement of Mail will be provided as proof.
 - Number of Directors Seven (7)
 - All existing board members except for Mandeep Parihar are standing for re-election
- 7. Other Business**
 - Melcor Community Event scheduled for September 17th 2020 will not be held due to the ongoing Covid-19 pandemic.
- 8. Next Meeting Date- AGM**
 - Thursday October 15th 2020 at 6:00 p.m.
 - Hosted online due to COVID-19
 - Post AGM Meeting to follow directly afterwards.
- 9. Adjournment- 3:28 pm**
- 10. Development Update – Alex Petrosky provided development updates for the community.**



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- Alex Petrosky is working with the Painting contractor on a new stain to complement all the fencing in the community and ensure consistency throughout