



**Jagare Ridge Homeowners Association
Board of Directors Meeting
Tuesday, November 23, 2021 @ 2:00pm
Location: Zoom Meeting (Meeting Restrictions due to Covid-19)
Meeting Minutes**

Attendees: Triona Cosgrave, Vice President
Alex Petrosky, President
Bill Petchel, Res. Director
Sheron Jonzon, Res. Director
Brent Penner, Res. Director
Brian Gerdes, Res. Director
Dave Brown, Core Real Estate (Manager)

Regrets: Tanya Eklund, Secretary/Treasurer

1. **Call to order** – Triona Cosgrave – 2:10 pm
2. **Approval of Meeting Minutes April 13**
 - Motioned by Brent Penner, Seconded by Bill Petchel, Approved
3. **Items Arising from Minutes**
 - Alex Petrosky reported that the fencing contractor completed most of the scheduled fence repair & painting for the 2021 season.
 - Contractor, Sharid Khan to complete the last few remaining sections in early 2022.
4. **HOA Update**– Triona Cosgrave
 - The maintenance contract was awarded to Jagare Ridge Golf Course for the 2021 season.
 - The contractor performed inadequately early on in the season.
 - GSL, another contractor had to be retained to do a community cleanup.
 - GSL provided a quote for the 2022 season, but it is too high.
 - Core to obtain quotes for the 2022 season.
5. **Financial Update (provided in package)** – Triona Cosgrave
 - Triona Cosgrave reviewed and answered questions on the 2021 Profit and Loss YTD & Budget comparison.
 - Triona Cosgrave reviewed and answered questions on the 2021 Balance Sheet.
 - Triona Cosgrave reported that 2019 & 2020 fees have been collected in full
 - Triona Cosgrave reported the 2021 Fee collection has been approx. 99% collected. There are 2 homes to be paid.
 - Triona Cosgrave will resend the current utility report.
 - Triona Cosgrave will forward a copy of the EPCOR Bills and trends.
 - Triona Cosgrave reviewed the Budget with the Directors, an increase was unanimously agreed upon.
 - Core Real Estate will prepare additional Budgets to reflect a reasonable increase.
 - Melcor to approve.
 - Billing to be sent as soon as approved.
6. **Other Business**
 - Triona Cosgrave reported the 2021 AGM has been postponed to early 2022 and a Resolution is being prepared to reflect this.
 - Core Real Estate will be managing the AGM Process.



**Jagare Ridge Homeowners Association
Board of Directors Meeting
Tuesday, November 23, 2021 @ 2:00pm
Location: Zoom Meeting (Meeting Restrictions due to Covid-19)
Meeting Minutes**

7. Next Meeting Date

- Look to meet again in Feb./Mar. 2022.
- Zoom Meeting

8. Adjournment

- Meeting adjourned at 3:42pm by Triona Cosgrave

Development Update – Triona Cosgrave will relay the development questions to Alex Petrosky and he will follow up directly with the Board.