



**Jagare Ridge Homeowners Association
Board of Directors Meeting
Wednesday, March 15, 2023 @ 2:00pm
Location: Zoom Meeting**

MINUTES

Attendees: Triona Cosgrave, Brian Gerdes, Bill Pechtel, Sheron Jonzon, Tanya Eklund, David Brown (Core), and Susan Radford (Core)

1. Call to order – David Brown

- Meeting called to order at 2:03pm by David Brown.

2. Approval of Meeting Minutes

- October 27, 2022

Motioned to approve the minutes made by Bill Pechtel, seconded by Brian Gerdes. Approved.

3. Items Arising from Minutes

- Lighting of Entrance Signs
 - Lighting is now functional. HOA would be responsible if any additional changes are needed.
 - Concerns about the spotlights located at the north sign - Core will highlight to SI during landscaping walkthrough to avoid damage to the lights.

4. Financial Update

- Review of Financial Statement Package
 - Planter deposit line item is with the auditor for adjustment.
 - Concern with membership fees being shown under 'Retained Earning', gives unclear impression – Core to take this away.

5. HOA Association Update

- Maintenance Update
 - 2023 Landscaping Maintenance & Mulch Top-up
 - Core will be meeting with SI in the spring for site walkthrough and to set expectations.
- AGM to be held in May or June (dependent on timing of Audit)
 - Audit should be completed shortly. Will finalize date once Audited Financials completed.
 - Continue with Zoom and look at in-person again in 2024.

6. Other Business

- Reserve Fund Study – Review of DRAFT RFS
 - Concerns over Current Repair cost estimates, waterfall lining, fencing measurements – Core to contact CanWest to discuss these items.
 - Melcor to share recent FAC'd areas with the Resident Directors.
- New Development Manager: Triona Cosgrave

7. Next Meeting Date

- Next meeting will be set for 5:30pm on day of AGM.



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8. Adjournment

- Meeting adjourned at 3:01pm by David Brown.

9. Development Update

N/A