



**Jagare Ridge Homeowners Association
Board of Directors Meeting
Wednesday, August 9, 2023 @ 2:00pm
Location: Zoom Meeting**

MINUTES

Attendees: Michaela Davis, Triona Cosgrave, Brian Gerdes, Bill Pechtel, 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

- March 15, 2023

**Motioned to approve the minutes made by Brian Gerdes, seconded by Triona Cosgrave.
Approved.**

3. Items Arising from Minutes

- Reserve Fund Study update
Provided additional information to CanWest for RFS. Brian and Michaela will be meeting later in the month to discuss and Core will provide information for discussion/review for this meeting.

4. Financial Update

- Review of Financial Statement Package
The Board asked if we should look to invest in GICs. Core advised that if there is a significant surplus in operating YOY then look to invest.
- Collections update – 6 files collected (\$2.9K). 7 files remain with Field Law (\$3.2K)

5. HOA Update

- Maintenance Update

- Community walk-through

Thank you for attending walkthrough. Seasonal Impact are doing a good job year over year. Pathway between Stages 16 and 7 is in rough shape and this was excluded from SI's contract in 2023. The area is part of the City's maintenance and the City continues to stress that the owners contact them.

The previous Board President noted that Melcor would fix the west-side of the pathway between Stage 16 and 7. Melcor will endeavor to put together a schedule to complete the Westside and update the Board of turnover dates to the City if they haven't been realized yet.

Golf course is not maintaining the green-hatched area. Core will follow up with the golf course.

Seasonal Impact has looked after the weeds in the southeast corner of the community.



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Hays Ridge Boulevard road is damaged from the trucks. Melcor will monitor the damage and repair during Stage 17 next year.

6. Other Business

- Holiday Lighting quote for consideration
Board requested that this be reviewed with contractor and a revised quote be sent via email to the Board for approval due to lighting not being taken down last year.
- Resident Event discussion
A Resident Event was mentioned at the AGM. The JRHOA has not previously organized a Resident Event, however, Melcor did a fall festival and HOA contributed approx. \$1500 in 2022. Melcor may be able to contribute in some way due to Melcor's 100 year anniversary. Brian and other Resident Directors to chat about potential committee.
- Gym equipment warranties
Core were looking for warranties for the gym equipment along the north of the community. Melcor confirmed that the equipment is City owned and maintained.
- Landscaping and fences – Owners having difficulty sourcing materials per the Architectural Guidelines (6x6 cedar posts). It was confirmed by Melcor that delays can be 6 months but Duraguard do carry them. If materials are no longer available, a message will be posted to JRHOA website to state that pressure treated posts would be acceptable.
- The Resident Directors are requesting that the mulch schedule change from 5 years to 3-4 year. Quote to be obtained from SI.
- SI has a machine to inject steam to remove weeds and has spoken with Core about using it on beds. Currently the City will not allow spraying of weeds. Core recommends waiting for SI to obtain the equipment and revisit in the future.

7. Next Meeting Date

- TBD

8. Adjournment

- Meeting adjourned at 2.51pm by David Brown.

9. Development Update

N/A