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Jagare Ridge AGM  
June 17, 2025  
Questions & Answers

- Q. Is there a potential for an additional dog station and additional garbage can in the community?
- A. *Residents are advised to follow up with the City of Edmonton 311 to request additional dog waste stations and garbage cans as those belong to the City of Edmonton.*
- Q. Update on the school site?
- A. *The school is funded and is slated to be a K-9 catholic school. The parcel was dedicated as Municipal Reserve but Melcor believes it will all be a school site with no other non school public park space.*
- Q. Who is responsible for the path maintenance between hole 15 and 16 near stage 4?
- A. *The pathway is the responsibility of the City of Edmonton. Any concerns should be reported to 311.*
- Q. There are concerns regarding non residents entering the community, speeding and a request to add additional speed bumps.
- A. *Residents are advised to contact the City of Edmonton 311.*
- Q. Ellerslie Road widening info.
- A. *Ellerslie Road widening will take place between June 2025 and December 2026 between the Eco Station and Graydon Hill Blvd. No full road closures are anticipated although traffic delays will be incurred. A new bridge will be constructed north of the current bridge and will be the westbound lane in the future. More info and road updates will be circulated as available.*
- Q. Fountain Costs - why the costs are shared with the Golf Course?
- A. *The operations and maintenance of the waterfall is to be shared by the HOA and the golf course, as indicated in the HOA encumbrance identifying HOA infrastructure.*
- Q. Playground Update
- A. *The latest update we had from the City was in late May. The project was taken over by a new project manager at the City at that time. They were hoping to choose an equipment supplier and construction contractor by late June. They are still targeting a completion date of this summer, with the playground expected to open by the end of September 2025.*

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Q. Outcome of the election and the elected Board members 2025-2026.

<i>President and Melcor Director</i>	<i>Michaela Davis, Melcor</i>
<i>Vice President and Melcor Director</i>	<i>Triona Cosgrave, Melcor</i>
<i>Secretary and Melcor Director</i>	<i>Tanya Eklund, Melcor</i>
<i>Resident Director</i>	<i>Dr. Terry D. Carlyle</i>
<i>Resident Director</i>	<i>Shelley Jones</i>
<i>Resident Director</i>	<i>Rebecca Mason</i>
<i>Resident Director</i>	<i>Esther Elwi</i>

Q. Responses to the financial questions posted on Facebook from owner.

1. The "Repairs and maintenance" expense increased by over \$15K from \$68,241 in 2023 to \$83,422 in 2024. Could the Board provide a more detailed breakdown of what this line item includes beyond general landscaping?

*A. The breakdown includes; electrical, pest removal, landscaping, fertilizer and snow removal.*

2. The President's Report mentions "additional maintenance on city-owned / non-HOA planting areas". How much of the "Repairs and maintenance" cost was for non-HOA property, and is this an ongoing operational expense?

*A. The Board, led by resident interest and ongoing requests, opted to fund additional maintenance on City owned lands as Melcor (together with residents) did not feel the level of maintenance provided by the City for these areas was sufficient.*

3. The 2025 budget allocates \$110k to fencing and landscaping, which is a significant amount and continues to increase year over year. Are there plans to build cost efficiencies to prevent such expenses from increasing year over year?

*A. The landscaping costs should flatten out shortly as the new phases are added and most of the landscaping has been encompassed with this years' landscaping budget. The community also requires additional maintenance to ensure it stays as a prestige neighbourhood. As new homes are added it is anticipated to come down or flatten out on a per home basis.*

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4. Total revenues increased by over \$42,000 in 2024. Can you explain the primary drivers for this significant increase in annual membership and multifamily fees?

*A. The increased revenues are a result of new homes and phases being billed. Multi family fees have increased by \$1836 which is inline with the budget. Budgeted annual membership for 2025 was \$186,660, actual revenue was \$187,146.78 – a variance of \$486 from the original budget (excluding late fees). Increased number of homes is driving the revenue increase. A budget using 303 membership fees and 15 Multi family and 8 pro-rated membership fees was used in 2024. In 2024, we have 363 regular memberships, 15 Multi family memberships and 30 pro-rated memberships.*

5. A new expense for "Community events" of \$4,322 appears in the 2024 financials. What events were held?

*A. This relates to the community event in fall 2024.*

6. With a \$10K budget for community events in 2025, what events are expected to be held to justify this expense?

*A. The Community will be holding a resident event on Sept. 20, 2025. Additional information will be provided to the owners when available.*

7. The cash position of the HOA decreased from approximately \$154,000 at the end of 2023 to \$119,000 at the end of 2024. Could you explain the main reasons for this \$35,000 decrease in cash?

*A. The overall cash was lower due to increased expenses. Although the overall cash is lower than 2024, the reserve fund is growing, which is good. The decrease in cash is proportionate to the increased expenses, GST and liability from related party.*

8. There is an amount of \$9,655 listed as "Due from Melcor" for 2024. What is this amount for, and when is it expected to be paid back to the HOA?

*A. This is for the utilities paid by the HOA – they were paid in February of 2025 per confirmation from Core and Melcor.*

9. The management agreement grants Melcor and Jagare Ridge Communities Inc. (JRCI) control of the HOA until JRCI has sold its last lands in the development. Is there a projected timeline for when the HOA will become fully independent from the developer?

*A. This depends on how quickly the lots in the last stage (Stage 18) sell, as well as the future multi family site south of Hole 17. Melcor anticipates turnover in 2027/2028.*

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10. The reserve fund is intended to fund future major expenses or repairs. Does the Board have a reserve fund study or a long-term capital plan that outlines anticipated future projects and their estimated costs?

*A. Yes it does.*

11. The 2025 annual fee was set at \$450 per standard lot. With the significant excess of revenue over expenditures in 2024 (\$40,434), how did the Board decide on this fee amount?

*A. Budgets are always set bottom up, meaning that costs are estimated to determine the level of fees to accommodate the expenses required to keep the community in the shape it is, while also funding the reserve fund.*

12. As the community ages, are there anticipated plans to mitigate future HOA fee increases?

*A. The Board is always looking to maintain costs and drive value for the annual fees.*

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