



**Jagare Ridge Homeowners Association
Board of Directors Meeting
Feb 13, 2025 @ 2:00pm
Location: Zoom Meeting**

MINUTES

Attendees: Michaela Davis, Triona Cosgrave, Tanya Eklund, Bill Pechtel, Terry Carlyle, Rebecca Mason, David Brown, Lesley Thompson (Core Management)

Regrets: Shelley Jones

1. Call to order – David Brown

- Call to order at 2:09pm by David Brown

2. Approval of Meeting Minutes

- Nov 1, 2024

Motion to approve the minutes made by Terry seconded by Michaela as presented. Approved.

3. Items Arising from Minutes

- Fence Rehabilitation Program to start in 2025 for common facing, wood fencing.
- 2025 – Fence repairs to be completed.
- 2026 – Fence painting to start.

It was originally suggested to do a 4-6 year timeline, but it is more likely to be a 6+ year timeline. Melcor to advise Core on the oldest areas to start with and Core will tender the work for quotes.

Reminder from Melcor that if there are areas in the community that are not FAC'd, then the fence damage/repairs needed, should be reported to Melcor and Melcor will work with the builders on any repairs. This is for both metal and wood fencing.

4. Financial Update

- Review of Financial Statement Package
 - The Board reviewed the December 31, 2024 financial statements.

5. HOA Update

- Landscaping Review

The board reviewed the approved scope of work. The schedule for turf maintenance and weeding with SI will be similar to last year.
- Waterfall repairs and VFD repairs – Melcor is making some repairs to the waterfall (rocks and grass), that will be completed in the spring. This is a Melcor cost.

The VFD repairs will be 50% HOA responsibility. This will be deferred until spring/summer. Core will report back once an estimate is available.

6. Other Business

- AGM Date and Location

The Board is ok with a date of mid-late June. Core will send out a questionnaire for dates. Terry will send Dave details for a few closer potential locations, but the Board is fine with the same location as last year as well.

There was good turnout last year, so Core will make sure there is capacity for 100 people.



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- Resident gathering for 2025
Last year the resident gathering was held in September. There was a good turnout and well received. Everyone agrees that the resident Amy Bohn who coordinated the event, did a wonderful job. Core will reach out to Amy to see if she wants to spearhead the resident event again. The Board agreed that the HOA could offer a stipend of \$500 if Amy would like to offer her services again.
- Fence Modification Request
A builder has approached Melcor with a request from a potential new owner, who inquired about installing coyote rollers on the iron fence. This is in Stage 18, backing onto the ravine. The owner would like to modify the existing fence to include the rollers on top of the current design. The Board believes that the rollers will likely not do anything to deter coyotes from jumping a 4ft fence.
Melcor could potentially approve if it was on a taller fence, as it could make a difference. However, this could also open the door for other owners to install something similar without approval.
Melcor will report back to the builder that it will not be approved at this time.

7. Next Meeting Date

- The next meeting will be in late May/early June. Core will send a questionnaire for potential dates.

8. Adjournment

- Meeting adjourned at 2:48pm by Dave Brown.

9. Development Update

- Jagare Ridge stage 18 – the stage is paved now and there are a few sales. Construction and landscaping will continue. Melcor will have to complete the walkway to Chappelle area (28 Ave). The City of Edmonton has done a poor job of maintaining landscaping in other pathway locations to the south. There are powerlines in the area of stage 18 (public utility lot (PUL)), so there are restrictions to installing trees. There are estimated to be 3200 shrubs to be installed, as per the City standards. The City does not have the budget to maintain mulch and shrubs once the area is FAC'd.
Melcor would like to come up with a more naturalized plan to help it look more maintained. If there are any ideas of what owners would like to see in that area.