



**Jagare Ridge Homeowners Association  
Board of Directors Meeting  
May 27, 2025 @ 2:00pm  
Location: Zoom Meeting**

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**MINUTES**

**Attendees:** Bill Petchel, Terry Carlyle, Shelley Jones, Triona Cosgrave, Rebecca Mason, Dave Brown and Lesley Thompson from Core Management

**Regrets:** Tanya Eklund, Michaela Davis

**1. Call to order** – David Brown at 2:01pm

**2. Approval of Meeting Minutes**

Motion to approve the previous meeting minutes – Motion by Bill, 2<sup>nd</sup> Terry. Motion Carried.

**3. Items Arising from Minutes**

- 2025 – Fence repairs to be completed.
- 2026 – Fence painting to start.
- Core will put together a schedule based on the documents provided by Melcor. 2021 was the last time the fences were done and 5 years seems to be a good schedule.
- The Board would like to use the same contractor as previously used (Sharid with Raydian Painting). Core to advise the directors of the Howatt Place HOA once the quote is received from Raydian so they can reach out to Raydian to inquire about any work to be done on their personal property.
- Core will send the fencing plan to the resident board members.

**4. Financial Update**

- Review of recent Financial Statement Package
- No issues were noted.

**5. HOA Update**

- Landscaping Review – Core has inspected the community and will follow up with SI weekly to ensure everything look good.
- Mulch Top-up - \$18,500 quote for south of community and east near waterfall. City of Edmonton will do mulch and herbicide on non golf course property. Recommend 3<sup>rd</sup> option. We will need to ask the golf course to see if they are ok with the mulch top up, or they might offer to do it themselves. Core will send an email to Golf course Kris and Triona.
  - Motion to proceed with mulch installation for max. \$13,000 – Bill motioned and 2<sup>nd</sup> Rebecca
- Monthly Report – Core will be circulating to the Board starting end of May and continue monthly for the summer.
- Waterfall repairs and VFD repairs
  - Rock and grass repairs near the waterfall are a Melcor expense and are noted as completed.
  - VFD repairs will be split 50% with the HOA. The estimate will be circulated to the Board once received.



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**6. Other Business**

- AGM – June 17<sup>th</sup> at 6:30pm. Same venue as last year.  
Suggestion would be to email the AGM package to everyone with email addresses as per the bylaw update. There are 82 properties without email addresses and Core will mail packages to those properties. Rebecca can post to Facebook page for date and time.
- Resident gathering for 2025 – Saturday September 20, 2025. Amy Bohn is working on theme and details.
- Signage in the community – Terry was wondering if Melcor can remove some of the extra signs around the community. Melcor is working on it this week.
- Fence post at 919 Haddad Wynd may be a hazard. Triona will look into it and get the builder or Melcor to repair the fence post.

**7. Next Meeting Date**

- TBD – a date will set with new Board of Directors after AGM. Bill Pechtel is retiring from the Board and will be on vacation during the AGM.

**8. Adjournment at 2:40pm**

**9. Development Update**

- It was reported that there was a builder (Platinum Builders) that was dumping dirt in a vacant lot (616 Howatt Drive). Triona has contacted the builder and the owner of the vacant lot. Core to post a reminder to the website for owners to refrain from dumping on the golf course.
- Melcor is doing clean up on stages 17 and 18.
- Please continue to advise Triona if there are concerns with builders or developer stages.