



**Jagare Ridge Homeowners Association
Board of Directors Meeting
February 2, 2026 @ 2:00pm
Location: Zoom Meeting**

MINUTES

Attendees: Terry Carlyle, Rebecca Mason, Esther Elwi, Triona Cosgrave, Tanya Eklund, Shelley Jones, Dave Brown, Lesley Thompson and Angela Crevels from Core Management

Regrets: Michaela Davis

1. Call to order – David Brown – call to order at 2:03pm

2. Approval of Meeting Minutes

Motion to approve the previous meeting minutes – Motion by Rebecca, 2nd Triona. Motion Carried.

3. Items Arising from Minutes

- 2026 – Fence painting to start. Raydian provided a quote. Lesley will send an email to the board with the fence painting quote (phases to be painted) and the financial breakdown options (1-2 years) vs (5-7 years).

4. Financial Update

- Review of recent Financial Statement Package – The Board reviewed the Dec 2025 financials and had no questions.
- 2025 Audit – Underway

5. HOA Update

- Landscaping – Seasonal Impact (will complete the landscaping again this summer)

6. Other Business

- Resident gathering for 2026 - Event Sub Committee to help Amy. Lesley will connect Amy, Esther and Rebecca.
- Fire prevention – NE corner of the community (141st street) – This is city land; however, Triona will check if Melcor has a contact at the City of Edmonton to see what can be done. Residents should contact 311 if they have concerns about fire hazards in the area.
- Dog Waste – Core will draft up a friendly reminder to owners to please ensure they are picking up after their pets and putting the waste in the waste containers. The notice will include guidance to reach out to 311 when it applies.
- AGM – Core will reach out to Chappelle Gardens and obtain a quote with respects to having the AGM at this facility and if not then Core will obtain a quote from the same hotel as last year. The AGM will held between late May to mid-June, depending on the auditor. The Board suggested having coffee and cookies or something extra at the AGM to encourage residents to attend. Esther and Rebecca can discuss with Amy Bohn and come up with ideas.

7. Next Meeting Date

- April or Early May (Prior to AGM) – Core will send out a doodle with dates and time options



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8. Adjournment – 2:38pm

9. Development Update

Stage 18 – Going well

Only have 10 inventory lots remaining (Lots to the South of the community that are not in Melcor's name yet.

Stage 20 – Multifamily Lot – Hays Ridge Drive – Selling 2027