



**Jagare Ridge Homeowners Association
Board of Directors Meeting
September 8, 2025 @ 2:00pm
Location: Zoom Meeting**

MINUTES

Attendees: Terry Carlyle, Rebecca Mason, Esther Elwi, Triona Cosgrave, Tanya Eklund, Michaela Davis, Dave Brown and Lesley Thompson from Core Management

Regrets: Shelley Jones

1. Call to order – David Brown – call to order at 2:05pm

2. Approval of Meeting Minutes

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

3. Items Arising from Minutes

- 2026 – Fence painting to start. Raydian Painting will provide a quote and phase breakdown. Core to integrate into 2026 budget.

4. Financial Update

- Review of recent Financial Statement Package
Board reviewed the July 2025 financials and had no questions.
- Pre-Budget Discussion
Core will work on a budget to be approved by October or November. Based on the actuals from this year, we should be a flat budget or a slight increase. Melcor estimates approximately 25 additional lots.

5. HOA Update

- Mulch Top-up Completed
Core and Melcor will review the mulch next year and decide if the replacement rotation needs to start again. The City of Edmonton was helpful with the top up in their areas and will spray herbicide during mulch top up. We will use the City again to help with future top ups.
- Waterfall repairs and VFD repairs
 - Rock and grass repairs near the waterfall are a Melcor expense
 - **Complete**
 - VFD repairs will be split 50% with the HOA.
 - **Complete and will be invoiced**

6. Other Business

- Resident gathering for 2025
300 resident tickets “sold”. It should be another successful event.

7. Next Meeting Date

- TBD



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8. Adjournment – 2:27pm

9. Development Update

Stage 18 sales are going well.

There are less large vehicles in the area.

Street sweeping is scheduled in the area. Please reach out to Melcor if areas need attention for street sweeping.

M/F sites should start construction in late 2025 or early 2026.

If you notice Hays Ridge Drive landscaping that needs attention – please contact 311.