



## 2020 Sunset Ridge HOA AGM Resident Questions

### Alison Whiting

**Q1.** Can you expand on the \$25K in office space & \$7k utilities? Where is the office located when some board members live in Cochrane and some in Edmonton? Now with covid will the office be deemed unnecessary moving forward? Also what are the utilities costs for?

**A.1** The Association does not have an office space; the \$25k was pertaining to office/admin expenses. These were particularly high in 2019 due to the start up of the Association. 80% were allocated to land titles and the remainder to QuickBooks Accounting Software and the mailing out of the 2019 Fee notice. These fees will be lower in 2020 and will be reflected in the 2020 Audited financials.

The Utilities pertain to the lighting at the entry features and the fountains and lighting under the HOA responsibility. The HOA responsible areas defined in the HOA Map [HERE](#)

**Q2.** How was the AGM package sent to residents 3 weeks ago? I never received it. Is there a mailing list I can be added to

**A2.** The AGM package was mailed to every owner 21 days prior to the AGM as per the bylaws. Residents can provide their email to ensure they are included on the e-blast communications.

The Mailout is done via our database and through a mailhouse for a statement of mail for compliance with our bylaws. There is a very small percentage of homes that are re-sold and we are not informed by the lawyer who does not do their due diligence.

**Q3.** It looks like the HOA ran a \$49K deficit in 2019. If so, what is the plan to resolve the deficit moving forwards and keep costs within the existing revenue budget?

**A3.** The encumbrance registered on title only allowed for fees to be charged at \$100 for the first year. 2019 was the first year fees were levied. The \$100 was not enough for operations therefore the association ran at a deficit. Fees were increased in 2020 to cover the costs of the Association.

### Brett Boje

**Q4.** Question about status of dead trees in Sunset Ridge. We're new residents this summer and have noticed a lot of dead trees in the community. What are the responsibilities of the developer/HOA in relation to dead trees?

A lot of trees appear to be dying very early in growth. I expect they are warrantied for a period of 1-year (fairly typical). Is tree health monitored within first year to verify they do not require replacement under warranty. If not, I'm happy to volunteer. Trees that have died within 1-year of planting should typically be replaced under warranty. If this is not addressed within 1-year of planting then it is understandable why they are



unaddressed as they're outside of warranty. No doubt Melcor and ultimately the HOA pays a lot for this development. We should make sure we are getting value for this. :)

**A.4** The trees are under the Town of Cochrane. The HOA can put a request into the Town for tree replacement; however, it will likely not be a high priority. The alternative is for the HOA to supplement the Town's tree replacement program.

**Ryan**

**Q5.** ETA on community center / dog park?

**A5.** The Community Centre and dog park are tied to timing of development in Stage 3 and the Hwy 22/1A interchange and north second access.

**Kendra Oklobdzzija**

**Q6.** a lot of comments on the poor maintaining of the community, long grass and not very attractive when people are driving through this year, will this improve in future as this is something our fees pay for

**A6.** The areas you are referring to are Town of Cochrane responsibilities and its staff has been impacted by COVID-19. They have indicated that there will be minimal maintenance to the landscaped beds under their responsibility for the 2020 season. The HOA has reached out to the Town to express our concern pertaining to this.

**Q7.** also a lot of people said when we moved here they were going to be building a splash park is this going to be a go? or was it just all talk

**A7.** The Splash park is no longer feasible in Sunset due to maintenance costs and Alberta Health regulations.

**Q8.** when events are taking place other people in the community that don't pay HOA fees are attending how is this fair to us who pay and will the rest of the community end up having to pay as well seen how they will be receiving the benefits we will? referring to the community center etc

**A8.** The resident event was for residents of Stage 2&3, the board had a resident list and provided food and drink tickets to residents. Non residents were given the option to pay for their food.

**Q9.** another question is the concern with the snow removal around the pond during the winter months, many people use this to walk there dog s and a lot of the time it is very icy to the point you are not able to walk around it, why is this not being cleared properly for community members.

**A9.** The snow removal in the areas you are referring to are Town of Cochrane responsibilities, you will need to contact them directly at [parks@cochrane.ca](mailto:parks@cochrane.ca) . The HoA does not do snow removal.



**Q10.** so I am confused then as to what exactly our HOA fees our going to can you clarify?because seems we are paying for things that seem to all be the town

**A10.** The \$125 Annual HOA fee is used to administer and maintain the HOA responsible areas defined in the HOA Map [HERE](#)

**Karen**

**Q11.** What is included in the operating loan?

**A11.** The operating loan was used to fund the operations due to the shortfall in 2019. This is an interest fee loan payable when the Association is in a position to do so.

**Nick**

**Q12.** What are the projected HOA fee costs for the upcoming 2021 year?

**A12.** The budget will be prepared in November and the fees will be based on the budgeted annual operating costs for 2021. They will be mailed out in January 2021.

**Chase Kinch**

**Q13.** am I reading the financials wrong? it appears out of \$130k that less than 60,000 is going to our community and 70,000 goes towards operating the HOA?

**A13.** As a registered society, the HOA has administrative costs that are required to carry out as per the bylaws. The 2019 had high start up costs that will not be incurred in 2020. We have broken down the allocation of the fees in question 6 [HERE](#)