

**S.R Homeowners Association  
Board of Directors Meeting  
September 30, 2021 @ 2:00pm  
Location: Zoom Meeting (Meeting Restrictions due to Covid-19)  
Meeting Minutes**

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**Attendees:** Alan Boucher, President  
Tanya Eklund, Secretary/Treasurer  
Matthew Wiles, Res. Director  
Dave Mans, Res. Director  
Robert Martens, Res. Director  
Samantha Nickerson, Res. Director

**1. Call to order – Tanya Eklund – 2:06 pm**

**2. Approval of Meeting Minutes**

- April 12, 2021
- Motioned by Samantha Nickerson, Seconded by Dave Mans, Approved

**3. HOA Update– Alan Boucher**

Maintenance Update:

- The Resident Directors communicated issues with lighting along the north west boulevard and pathway. Alan Boucher to follow-up with Contractor.
- The Resident Directors communicated that they are happy with G.O. Landscaping. Tanya Eklund to ask them to provide quote for 2022 maintenance. Question as to whether they planted any perennials. Tanya Eklund to follow-up.
- The Marketing Flags are in bad shape and should be replaced. Alan Boucher to follow-up.
- Alan Boucher reported that Melcor has been working with the Town of Cochrane to replace 20 to 30 trees in a cost-sharing program.

Fencing Issue – 8 Sunrise Common

- Wood fencing has been constructed within the iron fence on the property located at 8 Sunrise Common.
- There has been several complaints about this issue from the Sunset Community.
- Demand Letter to remove wood fencing was sent to homeowners on July 13/21. To date fence has not been removed.
- Discussion with Resident Directors on options for move forward plan. Resident Directors would not object to Management moving forward with legal action, which would be at the cost of the HOA.

**4. Financial Update (provided in package) – Tanya Eklund**

- 2021 Profit and Loss Report was not provided in time for meeting and will be forwarded in the next few weeks.
- 2021 Balance Sheet was provided in meeting package.
- Tanya Eklund reported there are no outstanding collections for 2019 Fees.
- Tanya Eklund reported that there is currently 1 home in collections for the 2020 Fees.
- Tanya Eklund reported that there are currently 115 homes outstanding for the collection of the 2021 fees. These will be sent to collections in the next few weeks.

**5. Other Business**

- Discussion on whether a temporary ice rink can be installed on the undeveloped area of Sunset Ridge. Alan Boucher to follow-up.

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**6. Next Meeting Date**

- TBD
- Zoom Meeting

**7. Adjournment- 2:58 pm**

**8. Development Update-** Alan Boucher provided a Development update.