

**S.R Homeowners Association
Board of Directors Meeting
Thursday, March 17th @ 2:00pm
Location: Zoom Meeting**



MINUTES

Attendees: Alan Boucher
Triona Cosgrave
Dave Mans, Res. Director
Robert Martens, Res. Director
Samantha Nickerson, Res. Director

1. Call to order

- Meeting called to order at 2:13pm by David Brown (Core Real Estate Group)

2. Approval of Meeting Minutes

- September 30, 2021

Motion to approve the September 30, 2021 minutes as presented made by Dave Mans, second by Robert Martens. Motion carried unanimously.

3. Items Arising from Minutes

- Lighting issues – MDL was engaged to investigate the lighting issue. They replaced the drivers and lights that were not working; everything is up and running.
- MDL has an inventory of additional lights in stock so if there are any other repairs required in the future, they can get them done much quicker.
- Marketing Flags have been replaced.
- The Board discussed the construction of a temporary ice rink for winter 2022. Melcor and the HOA board will continue to look into the feasibility of the rink.

4. Introduction of Core Real Estate Group

- New property management company effective November 1, 2021.

5. HOA Association Update – Alan Boucher

- Maintenance Update

GO Landscaping has been retained for the summer maintenance contract. Additional funds were approved to improve the flowers in the entry features.

The Board would like to see more perennials and plants that are native to Alberta planted in the entry features to reduce the annual maintenance costs. Core will convey this to the contractor.

- 8 Sunrise Common – Fencing

Melcor submitted an application to the court to have the fence removed, however the original owners that put up the fence have moved, so the application was withdrawn.

Melcor's lawyer has been in contact with the new owners' lawyer and have given them until the end of March 2022 to come up with a resolution, if no resolution then Melcor will submit a new application to the court with the new owners' information.

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6. Financial Update (provided in meeting package) – Core Real Estate Group

- Review of February 2022 financial statements – The Board reviewed the financials and had no questions.
- Review of Collections – Core reported on the current collections process involving accounts outstanding from 2021.

Motion to assess legal costs against all remaining properties still in arrears from 2021. The cost will be \$265 for each property and will be borne by the homeowner in arrears.

Motion made by Dave Mans, second by Samantha Nickerson. Carried unanimously.

7. Other Business

- HOA Management Update

- Tree replacement – Melcor was not able to complete the tree replacement last fall prior to being shut down for the weather. It's scheduled to be completed this spring. The cost sharing arrangement is 1/3 HOA, 1/3 Melcor, 1/3 Town.

- AGM – Scheduled for May 10, 2022 via Zoom webinar.
- Robert, Dave, and Samantha indicated they would let their names stand for election at the AGM.

8. Next Meeting Date

- The next meeting will be scheduled for June/July.
- Zoom Meeting

9. Adjournment

- Meeting adjourned at 2:40pm by David Brown

10. Development Update – Alan Boucher