



**S.R Homeowners Association  
Board of Directors Meeting  
Wednesday, Mar. 29<sup>th</sup> @ 2:00pm  
Location: Zoom Meeting**

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## **MINUTES**

**Attendees:** Graeme Melton, Geoff Bobiy, **Tanya Eklund**, Erin Cripps, Triona Cosgrave, Wayne Hill, Matt Wiles, David Mans, **Samantha Nickerson**

### **1. Call to order**

- Meeting called to order at 2:04pm by David Brown.

### **2. Approval of Meeting Minutes**

- November 2, 2022  
**Motion, by Matt Wiles, to approve the November 2, 2022 meeting minutes as presented. Seconded by Dave Manns. Carried.**

### **3. Items Arising from Minutes**

- Tilting Fence Posts – Sunset Road  
A portion of the fences along Sunset Road were installed by the developer who completed Stages 1-9. This developer is no longer operating. Melcor will investigate the construction of the fences, if they are private/public, and will send Core Real Estate Group their findings within 60-90 days.
- Resident Gathering  
Legal opinion last year that there was an opportunity for resident gatherings in SRHOA and there was \$4K devoted to events in the 2023 budget. Samantha was going to undertake this project. Core will touch base with Samantha.

### **4. HOA Association Update**

- Maintenance Update
- Fountain install (May)  
The Town of Cochrane reported that there is an increase in H2S gas in the area. The Town of Cochrane will be contacting Core early April to discuss installation of an aerating system at the Town's expense. This should not impact the fountain install in May, but Core will consult with MDL on install.
- Landscaping and Entrance Flowers  
G.O. Landscaping to commence in the Spring. Resident concerns regarding the trees in the centre median as some were run over or are no longer there. Residents are encouraged to reach out to the Town of Cochrane. Core to send communication to residents about responsibilities of the trees.

### **5. Financial Update**

- Review of financial statements  
Overview of AR. Core to communicate with Erin Cripps when files are handed over to Field Law.
- XXXX {redacted address} – 2020 fees



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- Core to go back to Field Law for statement as to why they were unable to collect.
- Utilities – Electrical
  - Core to look into 2023 rates and ensure they are locked in.

**6. Other Business**

- Pond pathway lighting
  - Multiple bollard lights around the stormwater pond are inoperable due to missing or fault underground lines. A quote has been obtained from MDL Landscaping (\$16.2K). Triona Cosgrave advised that these were previously addressed. Core to include Triona Cosgrave and Erin Cripps on communication with MDL Landscaping.
- AGM Dates
  - AGM has been confirmed for June 5, 2023 at 6:30pm via Zoom. A hybrid-AGM was suggested. Core will email a poll to residents requesting feedback. If desired, Erin Cripps will secure the Cochrane RanchoHouse.
- Architectural Guidelines
  - Experiencing confusion from owners and purchasers with the Architectural Guidelines as the terminology can be viewed as suggestive. Core and Melcor to continue to refer residents and purchasers to their legal counsel. Melcor can update Architectural Guidelines wording for future phases.

**7. Next Meeting Date**

- Meeting prior to AGM.

**8. Adjournment**

Meeting adjourned at 3:10pm by David Brown

**9. Development Update – Graeme Melton**

Melcor is currently working on a timeline for the community centre and understanding/planning where services come in to the site. A big component of the development is ensuring the cash flow is enough to support the operating cost of additional facilities.