



**S.R Homeowners Association
Board of Directors Meeting
Wednesday, Aug 2nd @ 2:00pm
Location: Zoom Meeting**

MINUTES

Attendees: Brett Boje, Triona Cosgrave, Tanya Eklund, Geoff Bobiy, Wayne Hill, Graeme Melton

1. Call to order

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

2. Roles and Responsibilities

- Overview of HOA, Board member, Melcor and Town of Cochrane's roles and responsibilities.
 - As there can be some confusion over which parties are responsible for the maintenance in certain areas, Core Real Estate Group will work on a more robust FAQ for the website and an e-blast outlining who to contact.

3. Approval of Meeting Minutes

- March 29, 2023
Motion, by Wayne Hill, to approve the March 29, 2023 meeting minutes as presented. Seconded by Graeme. Carried.

4. Items Arising from Minutes

- Tilting Fence Posts – Sunset Road
 - The tilting fences along the South/West side of Sunset Road are on private property in Stage 1. Stage 1 was built by another developer. The HOA is not responsible for these fences and Melcor is working on a solution with the Town of Cochrane.

5. HOA Association Update

- Maintenance Update
 - Fountain
Communication was sent to the community in regards to the fountain being inoperable. MDL were approved to order a new motor which will be paid by Melcor. In the future, this will be the cost of the HOA. Core will reach out to MDL to understand why the motor burned out.
 - Pinnacle entrance landscaping
Melcor is working with a landscape architect for the entrance of the Pinnacle phase. Core to work with Melcor to understand future landscaping requirements based on the landscaped area once completed.

6. Financial Update

- Review of financial statements
 - Collections: 31 accounts collected, (\$5.5K). 10 files remain with Field Law, (\$1.7K).



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7. Events Committee

- Discussion of Events Committee
 - The Bylaws state that the Board of Directors may implement a sub-committee. The Board does not feel it is the right time and it may cause confusion.
 - Resident Directors highlighted a sense of frustration in the community on how to reach out which could be alleviated by a committee. Core will continue to send regular communication, including how to contact the HOA, and will work on the aforementioned FAQ document.
 - The Board of Directors will share resident feedback regularly so e-blasts can be sent to address the concerns raised to the Resident Directors.
 - For a 2023 resident event, Melcor has experience hosting events in the community and will look to host another one in 2023. Core and Melcor will connect and propose something for consideration by the Board closer to the holiday season.

8. Other Business

- Holiday lighting quote
Core Real Estate to obtain a second quote from a local company.

9. Next Meeting Date

- TBD

10. Adjournment

Meeting adjourned at 3:13pm by David Brown

11. Development Update

Melcor is focusing on the North side of the community, including 150 new lots and a multi-family site that will consist of approximately 40 townhomes that will complement the community.