



**S.R Homeowners Association
Board of Directors Meeting
Tuesday February 11, 2025 at 2:00pm
Location: Zoom Meeting**

MINUTES

Attended: Adriana Legro, Graeme Melton, Tanya Eklund, Erinn Cripps, Triona Cosgrave, Dave Brown and Lesley Thompson (Core Management),

Regrets: Erica Fox, Brett Boje, Wayne Hill

1. Call to Order

- a. Meeting called to order at 2:05pm by Dave Brown

2. Approval of Meeting Minutes

- Nov 4, 2024

Motion to approve the minutes as presented by Graeme Melton, seconded by Tanya Eklund.

Motion Carried

3. Items Arising from Minutes

- Bullrushes around the pond to be reviewed and addressed in the summer by Melcor.

4. Financial Update

- Review of December 2024 financial statements.
 - Board reviewed the financials. Noted for Core to investigate why the landscaping cost was low – due to invoice timing and over budgeting to create a reserve for the future amenities center.
 - No issues were noted.

5. Events Committee

- 2025 Resident Gathering
- Bret suggested to have it later this year, maybe late June or July in order to have better weather.
- Core will follow up with Erin at Melcor regarding potential dates
- Melcor will cover the cost of the event facilitator and the HOA can cover the other costs.

6. Other Business

- Zoom AGM Date – late June or July. Core will send a survey with potential dates.
- Community Facility Update – Melcor is waiting on the lot and phase approval from the ToC. Grading of the site will potentially begin in 2025. Building will potentially begin in 2026. Melcor and Core will put together a long-term budget for the facility.
- Common Area Fence Painting Rotation – Fence painting/small repair rotation is set to begin in 2025. Melcor will determine what phase to start with and use a fixed annual amount and determine the cycle rotation (6-10 years).
- 2nd access to Sunset Ridge – Melcor has submitted the proposal for 2nd access to the Province of Alberta and is waiting for approval.



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7. Next Meeting Date

- TBD May 2025

8. Adjournment

- Meeting adjourned at 2:32pm by Dave Brown