



**S.R Homeowners Association
Board of Directors Meeting
Wednesday, May 21, 2025 at 2:00pm
Location: Zoom Meeting**

MINUTES

Attended: Adriana Legro, Graeme Melton, Tanya Eklund, Erin Cripps, Geoff Bobiy, Brett Boje, Wayne Hill, Dave Brown and Lesley Thompson (Core Management),
Regrets: Erica Fox

1. **Call to Order** at 2:05pm by Dave Brown
2. **Approval of Meeting Minutes from February 11, 2025**
Motion to approve the minutes as presented by Tanya Eklund, seconded by Erin Cripps. 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 the April 30th, 2025 financial statements
 - Core confirms that the Reserve Fund is for capital replacement of HOA amenities, however there is no legislation for HOA reserve funds, like there is for condominiums. The reserve account should be built up for the future amenities center.
 - No issues were noted
5. **Events Committee**
 - 2025 Resident Gathering on June 14th
 - The HOA is working with Lola's Collective to plan the event. There have been 150 responses from residents who would like to attend.
 - It was noted that you are able to see who else is attending the event once you RSVP. Melcor will talk to Lola's to have that feature turned off.
6. **Other Business**
 - Zoom AGM evening of July 22nd – The Canada Post mail strike may pose an issue. The Board of Directors is ok to email to all owners with a valid email address and mail only to those who do not have an email address.
 - Community Facility Update – The preliminary budget for the amenity facility tabled until next board meeting. There is nothing further on the design. The land for the site is included in Phase 23 and is with the City now for approval. It is part of the strategy to take into account other phases that are not a part of the HOA and what the access and security will look like.
 - Common Area Fence Painting Rotation – Melcor to determine the oldest areas first and Core will determine where to start.
7. **Next Meeting Date**
 - TBD – date to be set after the AGM with the new Board of Directors.



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8. Adjournment

Meeting adjourned at 2:36pm by Dave Brown

9. Development Update

- There will be 1 phase developed this year or next.
- 2nd access to Sunset Ridge is awaiting approval.
- Twinning of road opening Oct 2025. This should resolve 95% of the capacity issue at the entrance.