

**Kings Heights HOA
Board Meeting Minutes
January 26th, 2022 at 3:00p.m. via Teams Meeting**

1.Call to Order 3:07pm

Teams Attendees:

Chad, Rob, Chris, and Milosz (from Astoria Kara and Shannalee)

2.Adoption of any unapproved meeting minutes

- No previous minutes, will have to pull off former website

3.Financial Statements

a) Funds to Astoria

- Motion by Milosz, seconded by Rob to close out the account that Melacor (Kings Heights HOA) had with ATB & move funds to Scotia Bank that are set up for Kings Heights HOA through Astoria. Carried

b) Investments

- will have to look into GIC information

c) Arrears Policy

- Goes to legal after 2 years
- Believed that Melcor has sent all arrears to legal to tie up loose ends before new management takeover.

d)Budget and HOA Fees

- Wants to send out shortly
- Include letter explaining about HOA fees and where they are used
- Include letter about new Management

4. Unfinished Business

a) Website

- check with Ivynet about website contract
- Astoria will email quotes on Auditors (C&E and Shadiq)

5.New Business

a) Directors Code of Ethics

- Astoria to send out to board

b) Change of Service address

- Motioned by Rob, seconded by Milosz to change the service address to 202, 150 Edwards Way Airdrie AB c/o Astoria Asset Management Ltd. Carried

c) Change of insurance agency – Motioned carried

d) Contracts General

- Go Landscaping
- Epcor

e) AGM?

- Last one was in Oct 2020?
- Would like to have virtual AGM before April!

f) Reserve fund

- How much is there in the bank?
- How much should they have in Reserve?

g) Amphitheatre Lighting

- Is there an electrical contract?
- is there a better solution than fix as broken, maybe a way to prevent children from pulling lighting out.

h) Amphitheatre Lighting

- Astoria to meet with the board to access the lighting and see what need to be repaired

i) Fence shared with Condos

- Rob and Milosz will take a look at the fence in questions and then get back to Astoria on what is determined.

j) Future housekeeping to be done on website

- obtain quote from Ivynet for maintenance or does the board look for someone local in Kings Heights to run the website.

k) Future meetings

- to be scheduled on Tuesdays or Thursdays after 7:30pm

h) Melcor contribution to city

- A large contribution was given to city for the installation of a basketball net. This need to be looked into and see if Airdrie use the money as there have not been any betterments to the community from the city.
- Where did

6. Adjournment – 4:10pm - motioned by Rob, Seconded by Milosz