


Meeting Minutes Agenda items

1. Meeting Called to Order at 2:06 PM
2. In Attendance: Rob Hemminger, Milosz Karpinski, Baljit Kjoshi, Les Brown, Heather Harke

From Astoria Management: Shanalee Ward, Renee Hodgson
3. Approval of the Minutes from April 6, 2022 & June 22, 2022 Motion to Approve Rob H. Second Les Brown. Approved.
4. Financial Statements:
 - a. Rob requested \$300,000 under capital should be in a separate fund. Astoria to look into this.
 - b. \$70K Retained Earnings arose from last year's audit. Table until Balance sheet is sent out.
 - c. Arrears summary, 478 lots are in arrears as of the meeting date, 97 are more than the current year past due.
 - i. Milosz – It may take up to 2 years before we take collection action on overdue accounts as the amounts are small and the costs are comparatively large. There are no statute of limitations on collections.
 - ii. Astoria to address the issues with the late accounts and send correspondence regarding the issue the issue.

Old Business

5. Lighting Repairs:
 - a. Cellotec & Encore to give quotes to Astoria by next week to be circulated to the board. Both will have supply pricing.

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- b. Canadian Sign Co. – Look at K.H. Sign for a brand new sign, the current one is not built for outdoor use, used non-commercial grade products.
 - c. C.J. Electric did a lot of work on this project prior to the Board deciding to seek tenders, they will invoice for the investigative work done to this point.

6. Movie Night Feedback

- a. Food Trucks would have preferred to have been closer to the skating rink.
- b. The event was an overall success.
- c. In the future we should get more volunteers for the bouncy houses.
- d. Possibility to get a liquor license for a beer garden in future events.
- e. Doing a 2 show event would require a different screen, we will get pricing for that, we need to book much earlier if we want to go with this option.
- f. A brief discussion on including other communities in the organization of the event.

7. Condo Café Registration Process

- a. Milosz stated that the instructions are clear but a bit convoluted, if they could be made clearer. Astoria to work on this .
- b. Astoria advised that there is a full-time person to help with questions that come in regarding condo café.

8. Title Encumbrances

- a. No response from Melcor re; our letter.
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- i. Reach out to our legal counsel to demand Melcor place the encumbrances. Motion to engage with legal counsel made.


1. Motion Milosz, Rob Second, All approved.

9. IVERNET

- a. Discussion about the notice period that we are required to give, either 60 or 90 days.
- b. Condo Café has the ecommerce payment gateway that we need, Ivernet should just be our hosting.
 - i. Rob to forward to Astoria, IVERNET contact info and Astoria to action.

10. New Business

- a. Winter Community Events
 - i. Holiday Display Contest
 - ii. Halloween contest was very well received in the past.
 - iii. We could have a community pick or a random pick
- b. Discuss a discount if HOA fees paid on time – NO was the general opinion of this.
- c. Winter Get-Together at the Ponds with Food Trucks / Ice Sculptures.
- d. Christmas Cards by HOA
- e. Holiday Festival Day or Festival of Lights
- f. Christmas Lights vote on Facebook Page
- g. Community Survey – Tabled to another meeting
 - i. Melcor sent out a survey in years past, the result were nothing special, we may not have a copy. Heather to build a Master list of topics.

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- h. Discussion of a Permanent announcement sign
 - i. Replacement of Lisa – Request for a volunteer, can be appointed by the board until the next AGM
 - j. Architectural Guidelines – Astoria advised that they have been getting questions regarding this issue. KH does not have such covenants on the property titles.
 - k. Next Board meeting – Suggested could be November 16.
 - l. Go Landscaping to provide quote for next year, anything else that the board may want to address in the contract.
 - i. Christmas Plantings, Lights (no Electric) so limited as to what can be done.
 - ii. Take seasonal displays down sooner so they are not dead.
 - iii. Go Doesn't do the Christmas displays, Astoria to look into who did this and where HOA materials are stored.
 - m. There is a possibility for the city to install some seasonal decorations.
 - i. Astoria suggested that they work with Masterpiece Displays.
 - ii. Plugs and electrical exist at the S/W Entrance Rob to look into who the contractor was.
 - iii. Heater to do the Christmas Display Contest Creative.
 - n. Suggestion to set up a common KH HOA Google Drive.

11. Motion to Adjourn. 3:34PM

