

Meeting Minutes Agenda items

1. Meeting Called to Order at 6:45PM
2. In Attendance: Rob Hemminger, Milosz Karpinski (By Phone), Heather Harke, Baljit Joshi. Regrets: Les Brown
3. Approval of previous meeting minutes

Motion to accept the minutes of the Jun 27, 2023, board meeting. Motion Milosz K, Second Heather H. All in favor. None opposed.

Old Business

1. Movie in the park (September 9, 2023).


Discussion ensued regarding the upcoming event including volunteers (Heather to contact Airdrie cadets as well as send communication out via social media/email), movie selection (Super Mario Brothers), permit (Milosz applied to city – waiting on response) and insurance (Rob to discuss with bouncy castle provider to have KHHOA and the City of Airdrie added as a named insured plus to contact Astoria to determine what coverage is in place currently).

2. Missing encumbrances


- a. Following the conference call with John McDougall from SVR law on August 15th, 2023 it was motioned to proceed with having John McDougall commence with a court application for those homes who have not agreed to place the encumbrance on their homes (which were mistakenly missed originally by the former developer (Melcor). Costs of such application to be borne by KHHOA. Motion. Milosz K, seconded by Heather H. All in favor. None opposed.

3. AGM

- a. Date of September 27th selected. Rob H. to confirm with Astoria to confirm the date and to ask them to book a location for the meeting.

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- b. Agenda and meeting materials to be prepared by Rob H for circulation with the group.
 - c. Rob H. to provide a copy of the 2022 financial summary for all to review prior to it being placed in the package.
 - d. Rob H. to ask Astoria to place a notice in a local newspaper as per our bylaws.
 - e. Proposed changes to bylaws Part IV: section 11(e)
 - i. Currently reads as follows: Board membership shall commence upon election or appointment to the Board and shall expire at the next succeeding Annual General Meeting, unless prior thereto the Board member resigns, becomes disqualified under clause (d) hereof or is removed under clause (f) hereof. **Board members may be re-elected, but no member shall sit on the Board for longer than three (3) successive terms of office.**
 - ii. Suggested change: **Board members may be re-elected, but no member shall sit on the board in any one given officer position for longer than three (3) successive terms of office.**

New Business

1. Techmation change order. A change order was received from Techmation related to the lighting upgrades being undertaken by the HOA. The change order is for the removal and refurbishment of the entrance signs as well as the replacement of the solar panels and batteries located at the SE entrance. The total cost of this change order is to be \$13,500. Motion. Baljit J, seconded by Milosz K. All in favor. None opposed.
 2. Painting. Astoria is in the process of securing bids for the painting/staining of woodwork in the community. It has been several years since any of this has been done.
 3. Heather H. to post on the website/facebook page a community survey.
 4. Management contract. The current contract with Astoria is to expire at the end of 2024. Discussion ensued regarding the possibility of tendering this contract out, however it was decided to table this decision for the first board meeting following the AGM.
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5. Next board meeting: September 12, 2023, at 6:30 pm

Motion to adjourn. Rob H, seconded by Baljit J

