



**ALLARD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 8, 2022
7:30PM**

Minutes of the Board of Directors Meeting of the Allard Homeowners Association Edmonton, Alberta, held via Microsoft Teams

CALL TO ORDER

Board member Mike Moran called the meeting to order at 7:45pm

In Attendance:

Mike Moran
Jacky Tsui
Lucas Lau
Guest: Michelle

AGENDA

1. The board approved minutes from June 13th, July 4th & July 18th
2. New director positions. The board unanimously voting in:
 - a. Melissa Carnes - Interest in secretary position
 - b. Francis Lam - Interest in secretary position
 - c. Darren Ehman - Previous President on condo board in the Regional Municipality of Wood Buffalo area
 - d. Michelle will reach out to the candidates to confirm interest. Mike and Hiep will be available to further discuss if necessary
 - e. Lucas will be contacted to provide Microsoft accounts
 - f. Mailbox key will be provided to the official new secretary
3. Michelle to consult with our lawyer to finalize our AGM agenda prior to final mail out
4. AGM - 15 residents have responded to the HOA with interest to attend
5. Website - Our website developer continues working on the website build
 - o Michelle will also provide the last 3 official approved minutes
 - o A 2021 financials package will also be uploaded to the website
 - o The aim is to go live with new website updates before middle of August
6. Landscaping

- Mike has been trying to pull permits for our landscaping contractor for areas such as the use of power tools. We maybe able to mow if the permits are approved.
 - Mike has been engaging multiple parties including our MLA
 - Thus far, the landscaping contractor has been limited to pulling weeds by hand, as the city has not approved the permits to date
 - The other limitation is that the City prevents independent entities such as AHOA from fertilizing or using chemicals
 - The permit is good for a period of 3 years, and it will be a multi year effort to get the landscaping under control. Even with all permits approved, our landscaping contractor will be limited with assistance of power tools as well as physical methods such as mulching
 - The aim of the AHOA to continue education of the can-do's and can't do's for our community residents
 - Possible ideas include talking about it at the AGM, mail out (including in this year's final AGM), Facebook & Website
 - Mike has taken additional steps to pull winter permitting
7. 2022 Annual Dues Collection
- Approximately 750 homes have paid the 2022 HOA fees
 - Approximately 45 homes to date result with "Return to Sender" during the mail out process. The board will consider enlisting our lawyer to send letter direct to their homes/homeowners
8. 2021 Annual Dues Collection
- Approximately 400 outstanding as a result of new homes sold by builders
 - Fees are pro-rated as required
9. Invoicing:
- Received from social media assistant for months of June and July, forward to Jacky and Mike
10. Next meeting: Monday, Aug. 15th

Meeting adjourned at 8:37pm. Motion – Mike – seconded – Jacky Tsui

NEXT MEETING DATE

Monday, August 15th 2022, at 7:30 pm via Microsoft Teams