



Allard Homeowners' Association

PO Box 25516 Callaghan PO

Edmonton AB T6W 4N8

Board of Directors Minutes of the Meeting Dec 5, 2023

Date: December 5, 2023

Time: 7:00pm

Location: Teams

I. Call to Order and Establish Quorum

Called to order 7:04, everyone present

II. Approval of the Agenda

Neerav Motion to approve, Tushar Second – all in favor

III. Approval of the previous Meeting Minutes

a. Annual General Meeting – Sept 27, 2023

Diana Motion to approve, Neerav second – all in favor

b. November 7, 2023

Diana motion to approve, Vipin second – all in favor

IV. Reports

a. President's Report (Neerav)

i. Collection of HOA Arrears.

i. 2021 – 200 home outstanding not paid, all been worked on by send out letters to banks in august

ii. 2022 - 718 home

iii. 2023 - 1000 homes

1. Received some late in November....mail delays....

ii. Diana Motion, Second Neerav – all in favor waive the interest fees for receipts of November. All in favor

iii. Follow up on collection of GST

i. Followed up with Scott, because we collect more than 50K. His research indicates that we do need to collect GST if we are collecting more than \$40k/yr

b. VP Report (Hiep Ngo)

i: no report

c. Secretary (Diana Powell)

- iv. Unprocessed Membership Fee Payment Issue Update
 - i. Waive his interest and the remove the encumbrance fees legal fees -
 - ii. Diana Motion to waive encumrance fees (approx \$90) and land title, legal fee to add the caveat, via reufnd interest for 2023. Hiep, all in favor.

d. Treasurer (Vacant)

- 2. Review of invoices to be approved for cheques
 - i. Cougar Creek - November invoice \$6825
 - ii. Ivrnet #9819 - this invoice is for them to add interest onto invoices - I can explain in the meeting - done yearly
 - iii. Ivrnet #9713 - November invoice
 - iv. Michelle - #27 & #28
 - v. Ansun (website)
 - vi. ATB Credit Card September statement - \$581.37
 - vii. ATB Credit Card October statement - \$95.21 (should be the last statement/card was cancelled Oct 31/23)

Diana motion to pay invoices as listed, Hiep Second – all in favor

e. Landscaping Director, Tushar Raval's report

Winter Contract Restructuring:

Tushar as a director of landscaping was designated by the board to look into the expense of \$6500/month for the winter service and get new quotes to find out the competitive rates. Three quotes were collected and reviewed. The existing contractor was also invited to submit a revised quote based on the winter map available on HOA website removing 8 additional service areas.

Board received a quote from RL on Nov 13 for \$4200 that includes the winter map + 8 additional areas. We are paying \$6500+gst to Cougar Creek for the same.

Nov 28, existing contractor sends revised quote of \$3900/month removing 8 service areas. If we want to keep those additional 8 areas, the quote would remain \$6500+GST.

- Neerav and Diana, in the group chat, expressed the importance of keeping the additional 8 areas for winter services. Everyone agreed with them. In that case the board got to choose between existing contractor (\$6500/month) or RL (\$4200/month)

Businesses Carried Out:

- 1. **Motion to cancel the existing landscaping contract:**

Diana motioned to cancel the existing landscaping contractor, seconded by Hiep – all in favor (Neerav decides to vote against the motion, but changes his vote to favor the motion)

2. **Motion to hire Rockland Landscaping** for the Winter service for the Winter map +8 additional areas leading to schools and parks. This contract of \$4200/month will replace the existing contract of \$6500/month for the same areas of service until the end of March. This would save approx. \$7000
Tushar motioned, Hiep seconded and all approved.

3. **Motion to Approve Ashley Bonizzoni's resignation submitted on Nov 8, 2023, and Manish Patel's resignation on November 14, 2023**

Motioned by Neerav Sareen, seconded by Diana, carried out unanimously.

4. **Motion to remove Neerav Sareen from President's position.**

Despite requests from the board, Neerav Sareen conducted himself in a disputable manner while hiding crucial information from the board related to contracting. The board decided to remove him from the President's position.

Tushar carried the motion, Hiep and Vipin voted in favor. Diana voted against.
Motion was approved.

5. **Holiday Light Up Trees**

Tushar was asked by the board to reach out various lighting companies and find out quotes to holiday lights in the community: Three quotes were received from different companies that Tushar walked and drove them around the community

- a. First Quote came from the 5-star lighting they do a lot of lighting contracts.
\$15K for 3 large tree-frames on rent (lease to own over 3 years)
- b. Astoria Lighting: They are too busy this season to take any contracts this late
- c. Second Quote: From Colan Lighting
\$6K for 6 custom trees to be owned by Allard. (they donate 10% income to Hope Mission)

Neerav and Diana later expressed that we should not do the lights this year as we need to get the budget approved in the next AGM. All other directors approved their proposal to wait until next AGM.

Next Meeting

Next meeting is Jan 16, 2024, at 6:30p.m. – 7:30 p.m. via Teams Adjournment

Adjournment

MOTION by Diana to adjourn meeting at 8:30 pm. Seconded by: Neerav, unanimously carried.