

HOA Desrochers Board of Directors Meeting Meeting Minutes

Date: May 28, 2025

Time: 7:00 P.M.

Location: Desrochers Neighborhood

Attendees: John, Jonathan, Anh, J.R., Sam, Wenhan

Guests: Doug

Regrets: Collins

1. CALL TO ORDER

The meeting was called to order at 7:04 P.M.

2. CHANGES TO THE AGENDA

- Communication Update and Google Drive
- AGM Discussion

Motion to approve agenda changes:

Motion by: Jonathan

Seconded by: Sam

Opposed: None

Vote: All in favour

3. APPROVAL OF THE AGENDA

Motion to approve agenda as amended:

Motion by: J.R.

Seconded by: Wenhan

Opposed: None

Vote: All in favour

4. APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed and approved the meeting minutes from May 7, 2025.

Motion to approve:

Motion by: J.R.

Seconded by: Jonathan

Opposed: None

Vote: All in favour

5. BUSINESS ARISING FROM MINUTES

No outstanding items were reported.

6. FINANCE UPDATE

- April financials from Celtic are not yet available.
 - Sam is currently working on the financials for the previous month.
 - **Update on Celtic Management**
 - **GST Registration:** Complete
 - **Board of Registration:** Anh will visit a registry to inquire
 - **EPCOR Billing Status:** The account is currently under MLC. Efforts are ongoing to transfer it to HOA's name.
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7. COMMITTEE REPORTS

Communications Committee:

- J.R. has limited availability over the summer. He has discussed the website update with Mike, who has agreed to rebrand and rebuild it. Estimated cost: ~\$5,000.
- Regarding condo fees: These are based on how the builder placed the encumbrance—either on individual units or the condo building. This is not related to the HOA's responsibility.
- An enhanced auto-response will be developed to reduce duplicate email inquiries.

Motion to approve enhanced auto-response:

Motion by: John

Seconded by: Anh

Opposed: None

Vote: All in favour

- Missing minutes will be uploaded to the website.
- The Summer Newsletter is in progress.

Maintenance Committee:

- **Desrochers Gate Commercial Signage Issue:** A letter has been delivered to business owners.
- **Pond Fountain Installations:**
 - One of the Heritage Pond fountains is malfunctioning.
 - West pond fountain is not yet installed due to ongoing construction.
 - Jatec's cost for installation and removal of two fountains is approximately \$6,000. Currently covered by the developer.
- A schedule for fence maintenance/painting will be drafted. Maps will be shared with contractors for quoting.
- Suggestion raised to remove the fences running east from the DV Marquee signs on Desrochers Gate.

Policy & Procedure Committee:

- A policy for commercial signage in Desrochers needs to be created and finalized.
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8. NEW BUSINESS

No new business items were raised.

9. TABLED ITEMS

- Pulling titles for new builds and land titles: Tabled to next meeting.
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10. ADJOURNMENT

Motion to adjourn:

Motion by: John

Seconded by: Hansen

Opposed: None

Vote: All in favour

Meeting adjourned at: 8:14 P.M.

Prepared by: Anh

Date: May 28, 2025

Next Meeting: June 18, 2025