



Woodhaven-Edgemont Homeowners Association

April 12, 2021, Decisions/Actions

2. Landscaping:

- Barton did boulevard clean-up and city did street sweeping (coincidental timing)
- Next phase is to prune the shrub beds and trees (started today)
- And then the mulch replenish later this month
- On April 6, the Board discussed & voted via email and unanimously approved the following :
 - Increase of landscaping budget from \$20,000 to \$25,000
 - Plus an additional \$15,000 allocated to replenishing the mulch
- Krystal to update the budget with the revised amounts.
- Discussion about the proposed naturalization of the pond area by the city and the remaining

3. AGM

- Not quite enough for quorum yet, efforts will be made to get the additional numbers
- Matt to be acting secretary
- Matt and Corey to be scrutineers, George to help if needed.
- Sarah Hamilton to speak at the beginning, in the event we don't have quorum right away.
- Blair to send out a test meeting in Zoom to trial posted on website

4. Financial Matters:

- On March 14, the Board discussed and voted via email to unanimously approve the following:
 - i. It has been determined that communications from 2015-2019 by Walton and Astoria and communication after 2019 by the board and by Astoria on behalf of the board do not clearly inform members of their balance as of May 31, 2020. Given that communications were not clear this motion is to make the following amendment to the current resolution:
 1. Owners with an outstanding balance as of **November 2, 2020** will be charged a flat interest charge of \$13.50 (18% of the annual HOA fee of \$75.00), with the charge dated May 31, 2020 per year of outstanding balance that was unpaid at that date. If a home owner has not paid their HOA fees from 2015 to 2020 they would owe \$78.75 for each year (HOA fee including GST) plus \$13.50 flat interest per year. Calculated this would be \$472.50 for six years plus \$81.00 in interest for a total owing of \$553.50
 2. Overdue balances outstanding as of May 31, 2021, will be subject to a second charge of \$13.50. Going forward the entire balance outstanding as of June 30, 2021 will be subject to the rate of 18% per annum, calculated monthly, in accordance with the encumbrance.
 3. For owners who have already paid the original interest charged to their account, the difference between the prior calculation and this amendment will be applied as a credit towards future HOA fees. Should an owner wish to receive reimbursement instead of a credit the board will review these requests on a case by case basis and will determine if reimbursement will be issued. For example, owners with a large credit may wish to have a refund issued if they are in the process of selling their home.
 4. If owners have questions or need to discuss their fees they will be advised to contact the HOA prior to April 30, 2021.
 5. Statements clearly explaining the difference in interest calculation will be mailed to those owners with an outstanding balance as well as owners who have paid since November 2, 2020 and have therefore paid interest calculated under the previous method. This statement will be included in the AGM mailout.