



**Edmonton Aurora Residents Association
Board of Directors Meeting
Sunday June 9, 2024, at 2:00pm
Location: Canadian Brewhouse Ellerslie
Meeting Minutes**

Attendees: Paul Rosich, President
Shelly Wilkes, Vice President
Amit Malhotra, Secretary/Treasurer (left at 3:30pm)
Triona Cosgrave, Consultant, Cosgrave Consulting & Management Ltd.

Regrets: Terri Reid, Vice President
James Wright, Vice President

1. Call to order – Paul Rosich- 2:20pm

2. Approval of Meeting Minutes

- Board Meeting Minutes – March 3, 2024
 - Motioned by Amit Malhotra, and seconded by Shelly Wilkes, Approved

3. HOA Update– Triona Cosgrave

- 2024 Maintenance
 - Triona Cosgrave confirmed Landscape Specialists completed the 2024 spring cleanup and mulch top up on April 24th, 2024. The Board would like to get the entrance features weeded.
 - Triona Cosgrave confirmed the application for the community clean up grant was denied.
 - Triona Cosgrave advised Waterworks have been delayed due to a delay in the delivery of parts to repair the fountains. Installation is scheduled for June 13th, 2024.
 - Shelly Wilkes suggested putting a post on the website and sending a communication to the community through IVRNET.

4. Financial

- 2024 P&L YTD & Budget Comparison
 - Triona Cosgrave answered questions on the 2024 P&L YTD & Budget Comparison
- 2023 Collections
 - Triona Cosgrave reported there are 9 homes in Collections with Field Law.
- 2024 Collections
 - Triona Cosgrave reported there are approx. 112 outstanding accounts with Field Law.
- 2023 Audit - The 2023 Audit is underway by Cass & Fraser and Triona Cosgrave will share once completed and add them to the website.
- 2023 GST- Triona Cosgrave filed the GST returns for 2023 and paid the amount in full to CRA of \$1916.

5. Other Business

- Annual Returns
 - Triona Cosgrave filed the annual returns for 2023 on Feb 20, 2024, via mail and email to corporate registry.
 - Triona Cosgrave followed up with corporate registry to ensure the new bylaws have been received and filed.
- The Architectural Committee is made up of EARA Board members. Those present want to get advice from Field on possible enforcement of the guidelines prior to initiating an AC audit with Emily Radikie. Information to be obtained prior to the August 31st deadline.
- Seasonal Community Lights- The Lights were removed at the end of March 2024.
 - The Board will review the re-installation in Fall 2024.



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- 2024 Community Event – The Board would like to host an event on August 10th 2024.
 - Triona Cosgrave will obtain quotes for the food and rentals and present the budget to the Board.
- GIC
 - Triona Cosgrave confirmed \$100k has been invested in a non-redeemable GIC and an additional \$40k in redeemable GIC's on May 2, 2024.
- 2024 AGM
 - The Board has decided to defer the AGM by 3 months to March 20, 2025.
 - The Board agreed that extra steps in communication will be needed to inform residents for the first year that notices will be electronic.
 - Triona Cosgrave will arrange for community signage and e-blasts to the community.
- Collections process
 - The Board advised that they like Kim to continue the collection process as is, and not to incur additional costs for the HOA.

6. Next Meeting Date

- Sunday September 8, 2024 @ 2pm
- The Canadian Brewhouse Ellerslie

7. Adjournment – Paul Rosich - 3:45pm