



Edmonton Aurora Residents Association

Board of Directors Meeting

May 4, 2025, at 1:00pm

Location: Leopold's Orchards

Meeting Minutes

Attendees: Paul Rosich, President
James Wright, Secretary/Treasurer
Terri Reid, Vice President
Vachel Pardais, Vice President
Melissa O'Rourke, Vice President
Chimdi Azuiké, Vice President
Triona Cosgrave, Cosgrave Consulting & Management Ltd.

Regrets:

- 1. Call to order** – Paul Rosich - 10:43am
- 2. Approval of Meeting Minutes**
 - Board meeting minutes - December 7, 2024
 - AGM meeting minutes – April 3, 2025
 - Post AGM meeting minutes – April 3, 2025
 - Motioned by Terri Reid, and seconded by Melissa O Rourke, Approved
- 3. HOA Update**– Triona Cosgrave
 - 2025 Maintenance
 - The Board unanimously agreed to award the 2025 maintenance to Landscape specialists as they kept the prices at the 2024 rates.
 - Cosgrave Management confirmed Waterworks ponds are scheduled to install the fountains in May.
 - Cosgrave Management gave a summary of the fencing painting & repairs completed in 2022.
 - Cosgrave Management will obtain mulch quotes for the areas in the community that need to be topped up. 311 is also something to encourage residents to utilize.
- 4. Financial**
 - 2025 P&L YTD
 - Cosgrave Management reviewed and answered questions on the 2025 YTD P&L & Budget Comparison
 - 2024 Collections
 - Cosgrave Management reported that there are 17 homes in Collections with Field Law.
 - 2025 Collections
 - Cosgrave Management reported that there are 238 homes unpaid for 2025. The Board would like confirmation of the number of condos/apartments in collections.
- 5. Other Business**
 - Annual Returns
 - Cosgrave Management will submit the annual returns to Corporate Registries.
 - Community Seasonal Lights
 - Cosgrave Management confirmed the lights were removed on March 19th and were less problematic during the 2024/2025 season.
 - GIC Investments
 - Cosgrave Management reported the \$65,000 investments have vested. Rates will be shared with the Board for re-investment.
 - Community Architectural Guidelines
 - Cosgrave Management confirmed the EARA Board, is the Architectural Committee.



AURORA

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- Community Seasonal Lights
 - Cosgrave Management confirmed the lights were removed on March 19th and were less problematic during the 2024/2025 season.
- Community Event
 - Cosgrave Management will share the summary of the 2024 event and create a survey for the community for feedback on a potential 2025 event.

6. Next Meeting Date

- Saturday, August 23, 2025, at 1:00pm
- Leopold's Orchards

7. Adjournment – Paul Rosich - 2:56pm