



AURORA

Edmonton Aurora Residents Association

Board of Directors Meeting

November 8, 2025, at 12:00pm

Location: Leopold's Orchards

Meeting Minutes

Attendees: Paul Rosich, President
Terri Reid, Vice President
Vachel Pardais, Vice President

Chimdi Azuike, Vice President
Tríona Cosgrave, Cosgrave Consulting & Management Ltd.

Melissa O'Rourke, Vice President

Regrets:

1. Call to order – Paul Rosich - 12:03pm

2. Approval of Meeting Minutes

- Board meeting minutes – August 20, 2025
- Motioned by Paul Rosich, and seconded by Chimdi Azuike, Approved

3. HOA Update– Tríona Cosgrave

- 2025 Maintenance
 - The Board would like to confirm the required maintenance and enhanced maintenance responsibilities of the HOA.
- Fountains
 - Cosgrave Management confirmed Waterworks removed, winterized and stored the fountains on October 31, 2025.
 - There is repairs that will be required on the cables, and the lights, and one of the fountains.
 - Cosgrave management will obtain quotes for the repairs.
 - Cosgrave Management will provide a summary of the fountain repairs completed to date to the Board.
- Director update
 - Cosgrave Management confirmed the resignation from James Wright via email on November 6, 2025.

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 6 homes in Collections with Field Law.
- 2025 Collections
 - Cosgrave Management reported that there are 22 homes unpaid for 2025.
- 2026 Budget
 - Cosgrave Management presented a draft budget for 2026.
 - There will be some changes circulated to the Board and approval obtained via email.
 - Notices to be sent electronically at the end of November 2025.

5. Other Business

- Annual Returns
 - Cosgrave Management has submitted the annual returns to Corporate Registries.
- Community Seasonal Lights
 - Cosgrave Management confirmed the lights will be installed November 12th.



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- GIC Investments
 - Cosgrave Management reported the \$120,000 investments have vested. Rates will be shared with the Board for re-investment.
- Insurance
 - Cosgrave Management confirmed the renewal rate for Aurora has been received for the year 2025/2026 at \$99 less than the previous year. We will proceed with the renewal.
- 2026 AGM
 - The Board unanimously picked a date for the 2026 AGM for April 8th at 6:30pm.
 - Chimdi Azuike suggested light snacks and refreshments to encourage attendance.
 - Cosgrave Management will reserve the Orchards in advance and create an Eventbrite for registration.

6. Next Meeting Date

- March 7, 2026, at 12:00pm
- Leopold's Orchards

7. Adjournment – Paul Rosich - 1:30pm