Edmonton Aurora Residents Association
Board of Directors Meeting
July 20, 2026, at 6:00 pm
Location: Leopold's Orchards
Meeting Minutes

Attendees:	Paul Rosich, President	Terri Reid, Vice President
	Chimdi Azuike, Vice President	Vachel Pardais, Vice President
	Ishaan Sachdeva, Vice President	Tríona Cosgrave, Cosgrave Consulting & Management Ltd.

Regrets:

1. **Call to order –** Paul Rosich - 6:15 pm

2. **Approval of Meeting Minutes**
   - Board meeting minutes – March 22, 2026
   - AGM minutes – April 8, 2026
   - Post AGM minutes – April 8, 2026
   - Motioned by Paul Rosich, and seconded by Terri Reid, Approved

3. **HOA Update–** Tríona Cosgrave
   - 2025 Maintenance
     - Landscape Specialist completed the spring cleanup of the community entry features.
   - Fountains
     - Cosgrave Consulting & Management Ltd. confirmed that repairs are required to the electrical cables on one of the fountains.
     - Cosgrave Consulting & Management Ltd. will obtain quotes for the repairs.
     - Cosgrave Consulting & Management Ltd. will provide a summary of the fountain repairs completed to date to the Board.

4. **Financial**
   - 2026 P&L YTD
     - Cosgrave Consulting & Management Ltd. reviewed and answered questions on the 2026 YTD P&L & Budget Comparison
   - 2025 Collections
     - Cosgrave Consulting & Management Ltd. reported that eight homeowner accounts remain in legal collections with Field Law.
   - 2026 Collections
     - Cosgrave Consulting & Management Ltd. reported that 82 homes remain unpaid for 2026.
   - GIC Investments
     - Cosgrave Consulting & Management Ltd. reported that the $45,000 investment has matured in May 2026.
     - Cosgrave Consulting & Management Ltd. provided the rates of investment from ATB, and the Board approved reinvesting $100,000 in a two-year non-redeemable GIC at 3.54%.

5. **Other Business**
   - Annual Returns
     - Cosgrave Consulting & Management Ltd. has submitted the annual returns to Corporate Registries.
   - Community Seasonal Lights

- Cosgrave Consulting & Management Ltd. will investigate alternative options for the installation of the community's seasonal lights.

- Fence Painting
  - Cosgrave Consulting & Management Ltd. will follow up with Raydian Painting to assess the condition of the community fencing and provide a recommendation on the timing for the next repainting cycle. The findings will be shared with the Board.

6. Next Meeting Date

- October 26, 2026, at 6:00 pm
- Leopold's Orchards

7. Adjournment – Paul Rosich - 7:40 pm