Edmonton Aurora Residents Association
Board of Directors Meeting
March 22, 2026, at 1:00pm
Location: Leopold's Orchards
Meeting Minutes

Attendees: Terri Reid, Vice President; Chimdi Azuike, Vice President; Vachel Pardais, Vice President; Tríona Cosgrave, Cosgrave Consulting & Management Ltd.

Regrets: Melissa O'Rourke, Vice President; Paul Rosich, President

1. **Call to order –** Terri Reid - 1:11pm

2. **Approval of Meeting Minutes**
   - Board meeting minutes – November 8, 2025
   - Motioned by Terri Reid, and seconded by Chimdi Azuike, Approved

3. **HOA Update–** Tríona Cosgrave
   - 2026 Maintenance
     - Cosgrave Management confirmed the required maintenance and enhanced maintenance responsibilities of the HOA are restricted to the encumbrance and areas associated on the map only.
     - Landscape specialists have maintained the same rates as 2024 and 2025 for the entry feature spring cleanup. The Board approved.
   - Fountains
     - Cosgrave Management is waiting for repair quotations from the electrician and Waterworks for repairs to the fountain cables and lighting.

4. **Financial**
   - 2025 P&L YE
     - Cosgrave Management reviewed and answered questions on the 2025 YE P&L & Budget Comparison
   - 2026 P&L YTD
     - Cosgrave Management reviewed and answered questions on the 2026 YTD P&L & Budget Comparison
   - 2025 Collections
     - Cosgrave Management reported that there are 20 homes in Collections with Field Law.
   - 2026 Collections
     - Cosgrave Management reported that 167 properties remain unpaid for the 2026.
     - Cosgrave Management will send another courtesy reminder.
   - GIC Investments
     - Cosgrave Management confirmed $100,000 investments have been re-invested as approved via email by the Board on March 9, 2026.

5. **Other Business**
   - Annual Returns
     - Cosgrave Management will submit the annual returns to Corporate Registries after the April 8, 2026 AGM.
   - Community Seasonal Lights

- Cosgrave Management confirmed the lights will no longer be installed on the median trees as they are City of Edmonton property.

- Insurance
  - Cosgrave Management confirmed the insurance renewal for the 2025/2026 policy term has been completed.

6. **Next Meeting Date - AGM**
   - April 8, 2026, at 6:30pm
   - The Orchards Residents Association

7. **Adjournment –** Terri Reid - 3:00pm