

**River's Gate Homeowners Association
Board of Directors Meeting Minutes
Tuesday August 26, 2025 @ 6:00pm
Location: Zoom Virtual Meeting**

Attendees: Christopher McNeil, President Jamie Yeha, Vice President
Kevin Climie, Secretary/Treasurer Helder Alfonso, Vice President
Brett Smith, Vice President John Bodnar, Vice President
Laura Olsen, Vice President Triona Cosgrave, Manager, Cosgrave Consulting & Management

Regrets:

1. **Call to order** – Christopher McNeil – 6:03pm
2. **Approval of Meeting Minutes**
 - Board Meeting Minutes – May 14, 2025
 - Motioned by John Bodnar, seconded by Jamie Yeha, Approved
3. **HOA Update**– Triona Cosgrave
 - Summer Maintenance
 - Cosgrave Management confirmed that the landscape maintenance is the responsibility of the HOA as confirmed with the County.
 - A site meeting was held on July 25th, with GSL and was informative and productive.
 - Enhanced landscaping is required to clean up the entry Boulevards. GLS has provided a quote for 2025 mulch top up, the removal of dead shrubs and the relocation of shrubs.
 - The Dead trees will be reported to Sturgeon County.
 - Fire Entry Feature
 - HML Contracting has advised Imark are still working on the repairs to the fire feature should be ready for pickup from Imark on August 29 and installed Tuesday, the 2nd of September.
 - The request to remove “The club” from the entry feature will be deferred due to concerns of sun damage and the holes that will be visible.
 - Community Planters
 - Cosgrave Management confirmed with the Board they are happy with the summer planters.
 - Entry gate
 - The entry gate was damaged again on July 28, 2025 by an employee of JR’s Lawn Maintenance.
 - Duraguard has orderd the gate and panel and scheduled the repairs.
 - Security Cameras
 - The Board would like to get quotes for adding multiple security cameras to the community.
4. **Financial**
 - 2025 P&L YTD
 - Cosgrave Management reviewed and answered questions on the 2025 P&L YTD
 - Forecast to be included on future financials.
 - 2024/2025 Collections
 - Cosgrave Management reported that there are 5 homes in collections with Field Law.
 - GIC Investment
 - Cosgrave Management confirmed \$70,000 was invested in a GIC with ATB.
 - 2024 Audit

**River's Gate Homeowners Association
Board of Directors Meeting Minutes
Monday January 27, 2025 @ 5:30pm
Location: Citadel Dental, St Albert**

- Cosgrave Management confirmed the 2024 Audit was completed by Cass and Fraser and was shared with the Board. This will be included in the 2025 AGM package.
 - 2026 Budget
 - Cosgrave Management will circulate the draft for the 2026 budget.
 - Electronic notices will be sent with the AGM Package
5. **Other Business**
- Communications
 - The Board would like to schedule quarterly newsletter communications.
 - Community Block Party
 - The Board would like to schedule a community Block Party.
 - Insurance
 - Laura Olsen would like to review the insurance policy with a broker who lives in the community.
 - Cosgrave Management confirmed the Insurance policy renewal is in November 2025.
 - Community Address Signage
 - The Board would like to get a quote for directional signage for the lots.
 - Community speed concerns
 - The Board have concerns pertaining the speed in the community. Laura Olsen has been in touch with the county to obtain quotes for electronic speed cameras.
6. **2025 AGM – Triona**
- Schedule Date –November 20, 2025
 - Record Date – November 6, 2025
 - Electronic notices will be sent of the AGM Package
 - The Directors will all stand for re-election
7. **Next Meeting Date**
- October 15, 2025, at 5:30pm
 - Virtual Teams Meeting
8. **Adjournment – Christopher McNeil – 8:09pm**