

**River's Gate Homeowners Association
Board of Directors Meeting Minutes
Wednesday October 15, 2025 @ 5:30pm
Location: Zoom Virtual Meeting**

Attendees: Christopher McNeil, President Jamie Yeha, Vice President
Kevin Climie, Secretary/Treasurer Helder Afonso, 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 – 5:47pm
2. **Approval of Meeting Minutes**
 - Board Meeting Minutes – August 26, 2025
 - Board Meeting Minutes – September 11, 2025
 - Motioned by Christopher McNeil, seconded by Jamie Yeha, Approved
3. **HOA Update**– Triona Cosgrave
 - Enhanced landscaping
 - John Bodnar has been working directly with GSL for 2025 mulch top up, the removal of dead shrubs and the addition of 100 shrubs.
 - Fire Entry Feature
 - HML Contracting has completed the repairs to the fire feature.
 - Brett Smith will be meeting with HML on October 16, at 5pm to go over the operations.
 - Cosgrave Management will follow up and request operational guidelines.
 - Community Planters
 - The Board will look for alternatives for the 2 community planters. Cosgrave Management obtained additional quotes, but the expense is currently too high.
 - Entry gate
 - The entry gate was damaged again on July 28, 2025, by an employee of JR's Lawn Maintenance.
 - Duraguard has ordered the gate and panel and scheduled the repairs.
 - Security Cameras
 - Laura Olsen provided the quote for adding security cameras to the community and will follow up on the monthly monitoring.
4. **Financial**
 - 2025 P&L YTD
 - Cosgrave Management reviewed and answered questions on the 2025 P&L YTD
 - 2024/2025 Collections
 - Cosgrave Management reported that there are 5 homes in collections with Field Law.
 - 2026 Budget
 - The 2026 budget was approved for \$993 for gated lots and \$835 for non-gated lots.
 - Electronic notices will be sent with the AGM Package
5. **Other Business**
 - Insurance
 - Cosgrave Management obtained a comparable quote for 2025/2026. The Board approved continuing with the existing provider.

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- Community Address Signage
 - Cosgrave Management provided a quote for directional signage from Behrends. The Board would like to request the signage from Sturgeon County.
 - Community Website
 - Jamie Yeha will look into creating a new website for the HOA. Cosgrave Management will confirm the domain name and details.
 - Seasonal Lights
 - Cosgrave Management will obtain quotes for seasonal lights.
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**