



**River's Gate Homeowners Association
Board of Directors Meeting Minutes
June 25, 2026**

Attendees:

Chris McNeil
Helder Afonso
Jamie Yeha
Kevin Climie
Laura Olsen
Brett Smith

Regrets:

John Bodnar
Triona Cosgrave

1. Call to Order

Chris McNeil called the meeting to order at 6:10 PM.

2. Approval of Directional Signage

The Board approved the \$780 expenditure for installation of the address directional signage. During discussion, it was noted that the addresses shown on the signage were incorrect and require confirmation. Direction will be provided to Berhans once the correct addresses have been verified.

3. Review of Long-Term Maintenance Forecast

Kevin Climie and Chris McNeil presented a 10-year maintenance forecast. The Board reviewed potential maintenance priorities and discussed the following items:

Fence Painting

- The Board agreed that repair and painting of weathered and damaged fence sections is a priority for the current year.
- Up to \$20,000 was approved for this work.
- Existing quotations were submitted as lump-sum pricing for painting the entire fence.
- More detailed quotations are required given that only portions of the fence require attention at this time.
- Action Item: Brett will contact the painting contractors to:
 - Provide detailed breakdowns of their quotations; and
 - Conduct a site walkaround to ensure scope and expectations are understood by all parties.

Landscaping

- The Board agreed that landscaping improvements will be necessary in future years.
- Landscaping should be incorporated into the 10-year maintenance forecast.
- The Board did not consider landscaping a priority project for 2026.



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Security Cameras

- The Board reviewed all submitted quotations for security camera installations.
- It was agreed that a project of this nature should be presented to the community at the next AGM for consideration and prioritization by homeowners.

Reserve and Cash Management

- Kevin Climie recommended maintaining a minimum cash balance of \$25,000 to manage cash-flow fluctuations and emergency expenses.
- The Board agreed with this recommendation.

Future Fence Replacement Planning

- The Board discussed the need to begin collecting funds for the eventual partial or full replacement of the wooden fence.
 - Replacement costs could be as high as \$250,000.
 - It was agreed that additional quotations should be obtained to better understand future costs.
 - The annual reserve contribution of \$18,500, collected through HOA fees, will be reviewed when determining 2027 HOA fees.
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4. Block Party

- The community block party will be held on August 30.
 - Jamie and Laura have begun planning and organizing the event.
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5. Adjournment

Chris McNeil adjourned the meeting at 7:45 PM