River's Gate Homeowners Association
Board of Directors Meeting Minutes
Thursday July 16, 2026 @ 6:00pm
Location: Zoom Virtual Meeting

Attendees:	Brett Smith, Vice President	Jamie Yeha, Vice President
	Kevin Climie, Secretary/Treasurer	Laura Olsen, Vice President
	Helder Afonso, Vice President	Tríona Cosgrave, Manager, CCM
Regrets:	Christopher McNeil, President	
	John Bodnar, Vice President	

1. **Call to order** – Kevin Climie – 6:08 pm

2. **Approval of Meeting Minutes**
   - Board Meeting Minutes – May 21, 2026
   - Board Meeting Minutes – June 25, 2026
     - Motioned by John Bodnar, seconded by Jamie Yeha, Approved

3. **HOA Update–** Tríona Cosgrave
   - 2026 Maintenance
     - GSL will continue as the Landscaping contractor for the community for the 2026 season. A map identifying the areas maintained by the HOA was shared with the Board.
     - Cosgrave Consulting & Management Ltd. provided a summary of the landscape responsibilities of the HOA and the County. This included the approved landscape drawings.
     - Cosgrave Consulting & Management Ltd. will forward the communication from the County.
   - Fire Entry Feature
     - Brett Smith continues to communicate with HML on any required adjustments.
     - Cosgrave Consulting & Management Ltd. will follow up on the regular maintenance as HML has not submitted any invoices for maintenance.
   - Community Planters
     - Cosgrave Consulting & Management Ltd. confirmed that a resident completed the seasonal planting of the community planters.
     - The Board unanimously agreed to the reimbursement of $42.

4. **Financial**
   - 2026 P&L YTD
     - Cosgrave Consulting & Management Ltd. reviewed and answered questions on the 2026 P&L YTD
   - 2026 Collections
     - Cosgrave Consulting & Management Ltd. reported that 3 homes remain unpaid.
     - Cosgrave Consulting & Management Ltd. confirmed via email that the funds that were on hold have been released.
   - 2025 Audit
     - The 2025 Audit was completed, reviewed, approved, and posted to the website. The audit was also emailed to the community.
   - GIC
     - Cosgrave Consulting & Management Ltd. will provide current GIC rates and investment recommendations to the Board via email.

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5. **Other Business**
   - Community Address Signage
     - The Board approved the quote from Behrends for the signs for 25122 Sturgeon Road.
   - Community Website
     - The website has been updated and is now live at riversgatehoa.ca
   - Security Cameras
     - The Board will share the security camera quotations at the 2026 AGM for community feedback.
   - Fence Painting
     - Cosgrave Consulting & Management Ltd. provided two quotations to the Board for the fencing.
     - The contractor does not have the capacity to complete the work during the 2026 season.
     - Brett Smith will obtain a third quote.
     - Cosgrave Consulting & Management Ltd. will follow up with GSL for pricing on trimming trees and shrubs adjacent to the fence and then share a pricing summary with the Board for the full cost.
   - Community Event
     - The community event is scheduled for August 30. Jamie Yeha will forward the details and Cosgrave Consulting & Management Ltd. will update the website and send a communication to the community with the details.

6. **Next Meeting Date**
   - An online meeting poll will be circulated to determine the September meeting date.
   - Virtual Zoom Meeting

7. **Adjournment –** Kevin Climie **– 7:23 pm**