Terwillegar Gardens Homeowners Association
Board of Directors Meeting
July 28, 2026, at 6:00pm
Location: 257 Tory Crescent NW
Meeting Minutes

Attendees:	Sid Kuzmanovic, President	Jennifer Nemet, Director
	Matt Matia, Vice President	Mike Chapelsky, Director
	Karen Wingnean, Secretary	Tríona Cosgrave, Cosgrave Consulting & Management Ltd.
Regrets:		

1. **Call to order – Sid Kuzmanovic** - **6:23 pm**

2. **HOA Update–** Tríona Cosgrave
   - Director Update
     - Julianna Haave resigned as Treasurer via email. Matt Matia will assume the Treasurer role going forward.
   - 2026 Maintenance
     - The Board expressed continued concerns regarding the quality and timeliness of landscape maintenance services provided during the 2026 season and Cosgrave Management obtained quotations from:
       - Seasonal impact
       - Delta Valley
       - The Board reviewed quotations from Seasonal Impact and Delta Valley and approved Delta Valley as the landscape contractor for the 2026 season. Subsequent to the meeting, due to concerns regarding communication and responsiveness from Delta Valley, the Board approved by email resolution that GSL would remain the landscape contractor for the 2026 season.
   - Fountains
     - Oasis Pond Works advised they would complete repairs to the fountain and cable on August 3.
     - Core Electric will provide a quotation for a new ground box.
   - Planters
     - Cosgrave Management confirmed the planters were repaired by DG masonry.
       - A claim has been filed with the City of Edmonton for repairs.
     - The Board directed Management to obtain a quotation from VP Planters for replanting the viewing area, which was identified as the priority.
     - The Board will not proceed with the planters at the boulder area at this time.
   - Fence Painting 2027
     - Balkan Painting will be submitting a quote for fence painting in 2027. The Board will review the four quotations and select a contractor for the 2027 painting program.

3. **Financial**
   - 2026 P&L YTD
     - Cosgrave management reviewed and answered questions on the YTD P&L.
   - 2026 Collection Update
     - 89 homes are unpaid for 2026
     - 21 homes are unpaid for 2025
     - Management advised that unpaid 2026 accounts would be referred to legal counsel following the July collection deadline in accordance with the HOA's collection process.

- Capital Expenditures
  - The Board agreed that any capital expenditure would require a Teams meeting for discussion and approval.
- Devonshire Assessment Review
  - Management advised that invoices had been issued to Devonshire for previously unbilled properties identified during the assessment review.
  - Legal counsel continues to be engaged to assist with the review and any collection or enforcement options available to the HOA
- BMO
  - Sid and Matt will arrange for the remaining funds held at BMO to be transferred to the Association's ATB account.

4. Other Business

- IVRNET/Website
  - The Website update has been completed.
  - Minutes and financials will be added to the website.
- Community Event
  - The Board unanimously picked a date for the 2026 Event for August 27th at 5:30pm.
  - Mike confirmed the music and food vendors.
  - Cosgrave Management will create an event and share event details through IVRNET.
- Bylaws
  - Management circulated proposed bylaw revisions for Board review. The Board agreed to defer detailed discussion to the next meeting to allow Directors additional time to review the proposed amendments.
  - Management confirmed the Association's fiscal year is January 1 to December 31 and will follow up with Cass and Fraser regarding the required bylaw revisions.

5. Next Meeting Date

- September 23, 2026 at 6:00pm
- 730 Todd Landing NW

6. Adjournment – Sid Kuzmanovic - 8:29 pm