Terwillegar Gardens Homeowners Association
Board of Directors Meeting
June 24, 2026, at 6:00pm
Location: 730 Todd Landing NW
Meeting Minutes

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

1. **Call to order – Sid Kuzmanovic** - **6:46 pm**

2. **HOA Update–** Tríona Cosgrave
   - 2026 Maintenance
     - The Board expressed concerns regarding the quality and timeliness of landscape maintenance services provided during the 2026 season and directed Management to continue monitoring contractor performance and obtain alternative pricing where appropriate.
       - Cosgrave Management received the quote in the amount of $42,000 for;
         - Grass Edging
         - Re-Mulching
   - Fountains
     - Oasis Pond Works advised the working fountain was installed on May 6, 2026. The other will be inspected. Management was directed to confirm the status of the second fountain, including whether replacement components had been approved and ordered in 2025 for installation in 2026.
   - Planters
     - Cosgrave management reported the damaged raised planter to 311, and the City Liaison Paul Samybrook. The Board would like a quote for repairing the raised planter. Triona Cosgrave will obtain a quote for the Stone repairs for the Board to review. The HOA can make a claim against the city for the repairs.
     - The Board approved the quote for VP Planters to complete the custom planters and maintenance and watering. The raised planters are approved following any repairs needed.
     - Cosgrave Management obtained a quote for additional plants around the Boulders in the pond area.
   - Grafitti
     - Cosgrave Management reported unsafe behaviour involving students near the storm pond to the Esther Starkman School. They responded to advise that they will use the path going forward.
     - Cosgrave Management reported the graffiti, the tire, the ruts, and the raised planter damage to 311.
   - Fence Painting 2027
     - The painting was also discussed and unanimously agreed to be done next year. There were no approvals on the contractor, but the quotes received were shared in the meeting package;
       - Raydian - $69,000 painting + $12,000 repairs replacements = $81,000
       - Dawood - $59,000 painting
       - International Drywall - $91,000 painting

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3. Financial

- 2026 P&L YTD
  - Cosgrave management reviewed and answered questions on the YTD P&L.
- 2026 Collection Update
  - 229 homes are unpaid for 2026, 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.
  - 21 homes are unpaid for 2025
  - 180 homes do not have emails on file, communication was sent by mail.
- Devonshire Assessment Review
  - Cosgrave Management advised the Board that a review of the registered titles identified additional Devonshire-owned condominium units that appear to be subject to the HOA encumbrance but have not historically been included in the annual assessment billing.
  - Management is reviewing the historical assessment methodology and working with legal counsel to determine the amounts potentially owing.
  - Legal counsel has been engaged to assist with the review and any collection or enforcement options available to the HOA
- BMO
  - Cosgrave Management transferred the EPCOR automatic withdrawals to the ATB account. Management will also arrange for the remaining funds held at BMO to be transferred to the ATB account.
- Mailbox Renewal
  - Cosgrave Management confirmed the mailbox renewal was completed for a two-year term at a cost of $760.

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 will arrange the Music and food vendor.
  - Jennifer will work on the communication notice.
  - Cosgrave Management will 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.

5. Next Meeting Date

- July 28, 2026 at 6:00pm
- 257 Tory Crescent NW

6. Adjournment – Sid Kuzmanovic - 8:26 pm