TGHA Board
Meeting May 2025 7.00pm

Minutes:

Board Members Present: Sid Kuzmanovic, Ray Tralnberg, Jennifer Nement, Julianna Haave, Mike Chapelsky, Ashish Shah,and Karen Wingnean
Others Present: Carolyn Tralnberg (TGHA Administrator), and Guest - Matt Matia(former TGHA board member)

1.Call to Order
Secretary Karen Wingnean convened the meeting at 7:00pm.

2. Final year for Seasonal Impact confirmed.

3. Resignation of Ray Tralnberg as Vice President because of interprovincial relocation. Agreed to attend meetings in order to ensure smooth transition to new vice President.

Motion: By Julianna/ Mike to appoint Matt Matia as interim Vice President. All in favour, vote of 6 for Matt as new VP, 1 Abstain Carried

4.Mike is replacing City signs around the pond area that are damaged. The cost is 208.00 plus GST.

Motion: Sid/ Jennifer To spend up to 350.00 plus GST to replace metal fading signs in the neighbourhood. Motion -Carried

5. Weeding is required in many parts.

Motion to approve additional weeding service from Cyprus West for 500.00 plus GST. Vote of 6, 1 abstain
Motion -Carried

6. Epcor's start date is the beginning of June. Ryan is project lead. Safety upgrades plant vegetation around the edge of the pond, which will reduce accessibility to the shoreline while preserving the aesthetic appeal.

The stream area is a high traffic area with areas of exposed landscaping fabric requiring more mulch. Last year spent $3,500 on mulch upgrades. Discussion about getting quotes for mulch to be discussed at the next meeting.

7. Discussion about the new administrators position. Will post on the web/home page, facebook etc. Caroline will assist in the current role description.

8. Trinity Web Hosting annual fee is 462.00 to be paid.

9. President’s notes. Quotes coming in for Seasonal Impact 1575.00
and Cyrus West 1522.00. For approx 8 hours of work x 3 people.

Next meeting we will discuss quotes from the companies for extra pruning, weeding, mulch.

Next Meeting
June 16, 2025 at 6.30pm.

Meeting Adjourned 9.00pm

TGHA Board Meeting
June 16, 2025
Edmonton, Alberta

Agenda

1. Call to Order
2. Approval of Minutes from last meeting.
3. Ongoing Business
    - 3. a) Landscaping, Maintenance and Improvements- Sid
    - 3. b) Epcor Notes
    - 3. c) Social Media Updates- Mike
    - 3. d) Presidents Update-Sid
    - 3. e) SharePoint site-Caroline
4. New Business
5. Next Meeting
6. Adjourn

TGHA BOARD MEETING
June 16/2025
Edmonton, Alberta

Minutes:

Present: Sid Kuzmanovic, Matt Matia, Jennifer Nement Julianna Haave, Mike Chapelsky,Karen Wingnean
Others Present: RayTralnberg, Carolyn Tralnberg
Regrets: Ashish Shah

1. Call to Order 6:50 pm
2. Defer minutes from last meeting to next meeting
3. Landscaping and Maintenance- June 16th/2025 am Epcor provided a Construction Notice Terwillegar Towne #1 Stormwater Management Facility Safety Improvements May 2025 providing project overview to homeowners. It was noted that Epcor replaced stream rocks and attention to detail was very much appreciated by TGHA.
4. The pond pump breakers are tripping because the box is getting too hot. Need to look at different breakers or fuses to maintain pumps. John is installing a fan to provide coolness. Electrician will look after this. Breakers were changed last year. Continue to investigate the different breaker brands.
   Sid spoke with Seasonal Impact about the landscaping expectations and there was an improvement in services after the meeting. Planters look very welcoming.
5. Mike replaced dog signs around the pond area.
6. HOA opportunity to network with other HOAS was June 3rd in the Chapelle neighbourhood. Matt and Sid attended. Discussion with other HOA about architectural guidelines, community safety, bylaws, financial and collections. Discussed billing collections systems such as the use of “Ivernet” which is similar to paypal and sends out invoices. Discussion about employing an administrator.
7. End of summer community event is Thursday, August 21/2025 5.30pm- 8.00pm. Jennifer will ask for restaurant donations and possibly games. Trying for food commitments by mid July. The music performer is $600.
8. Dog bag receptacles replenished Julianna and Karen.
9. The meeting was adjourned at 9.00pm.
10. Next meeting date is Wednesday, August 6th /2025. 7.00pm

TGHA BOARD MEETING
August 6th, 2025
Edmonton, Alberta

Agenda

1. Call Meeting to Order
2. Approval of minutes from last meeting.
3. Ongoing Business
    - 3.1Landscaping, Maintenance and Improvements-Sid
    - 3.2 Epcor Comments
    - 3.3 Presidents update- Sid
    - 3.4 TGHA - New Administrator and Role- Matt
4. Community Event Update- Jennifer
5. New Business
6. Next Meeting
7. Adjourn