Terwillegar Gardens Homeowners Association
Board of Directors Meeting
September 23, 2026, at 6:00pm
Location: 730 Todd Landing NW
Meeting Minutes

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

1. **Call to order – Sid Kuzmanovic** - **6:26 pm**

2. **HOA Update–** Tríona Cosgrave
   - Director Update
     - Jennifer Nemet resigned from her position as Director by email.
     - The Board approved a $100 gift card for Jennifer Nemet in recognition of her contribution to the Board. The Board also approved a $200 gift card for Julianna Haave in recognition of her assistance with the Association's accounts and financial matters.
   - 2026 Maintenance
     - The Board met with GSL to discuss remaining work and schedule mulching.
     - The Board approved the mulch quote provided by GSL. Cosgrave Management will advise GSL to proceed with the approved work.
   - Fountains
     - Core Electric, and Oasis pond works continue to work on the fountains and the electrical repairs.
   - Planters
     - Cosgrave Management is working with the legal counsel of the City of Edmonton for the claim for repairs.
     - VP Planters completed replanting of the viewing area, and the area is being highly used by residents.
   - Fence Painting 2027
     - The Board will review all quotations and select a contractor for the 2027 painting program once they are received.

3. **Financial**
   - 2026 P&L YTD
     - Cosgrave management reviewed and answered questions on the YTD P&L.
   - 2026 Collection Update
     - 67 homes are unpaid for 2026
     - 20 homes are unpaid for 2025
     - Management will send out a final notice in writing to the remaining homes.
   - Devonshire Assessment Review
     - Management advised that Field Law continues to liaise with Devonshire's legal counsel regarding the assessment review and will advise the HOA on available collection and enforcement options.
   - BMO
     - Sid and Matt will arrange for the remaining funds held in the BMO account to be transferred to the ATB account and for the BMO account to be closed.

4. **Other Business**
   - IVRNET/Website
     - The Website update has been completed.

- Minutes and financials have been added to the website.
- Mike Chapelsky identified some errors requiring correction. Cosgrave Management will follow up.

- Community Event
  - The Board reported the 2026 Event on August 27th was a great success.
- Architectural Controls
  - Cosgrave Management presented a quote of $1,000 for an update to the community's architectural guidelines. The Board approved the quote.
- AGM
  - The Board approved deferring the AGM to March 2027.
- Bylaws
  - Cosgrave Management circulated proposed bylaw revisions for Board review. The Board agreed to defer detailed discussion of the proposed amendments to the next meeting to allow Directors additional time for review.
  - Cosgrave Management confirmed the Association's fiscal year is January 1 to December 31 and confirmed Cass and Fraser will complete the financials as per the fiscal year.

5. Next Meeting Date

- November 12 at 6:00pm
- Harts Table & Bar

6. Adjournment – Sid Kuzmanovic - 7:55 pm