



**Larch Park Homeowners Association
Board of Directors Meeting
Wednesday August 9, 2023 @ 6:00pm
Location: Zoom Meeting
Meeting Minutes**

Attendees: Tyler Zukiwsky, President
Don Scheer, Vice President
Heather Davies, Secretary

Chris Wilkinson, Vice President
Triona Cosgrave, HOA Manager, Cosgrave Consulting Ltd
Chad Smith, Treasurer

Regrets: Trevor Houtstra, Vice President

- 1. Call to order** – Tyler Zukiwsky – 6:04pm
- 2. Approval of Meeting Minutes**
 - February 16, 2023
 - Motioned by Chris Wilkinson, seconded by Tyler Zukiwsky, Approved
- 3. Items Arising from Minutes**
 - There were no other items arising from the minutes.
- 4. HOA Update**– Triona Cosgrave
 - Chris Wilkinson completed a walkthrough with Magenta ProGreen to clarify the expectation of services. The Board unanimously agreed the maintenance is good for the 2023 season.
 - The Board would like a quote for weed & dandelion treatment.
 - The Board confirmed they are happy with the supply & maintenance of the community Planters.
 - Triona Cosgrave confirmed the dog stations have been filled through the summer, and the removal of the trash cans was successful.
 - The Board reported the boulevards in front of the Townhomes have not been maintained well.
 - Triona Cosgrave will send a communication through IVRNET reminding residents about the resident responsibilities.
- 5. Financial Update (provided in package)** – Triona Cosgrave
 - Triona Cosgrave reviewed and answered questions on the 2023 Profit and Loss YTD & Budget Comparison
 - Triona Cosgrave reported there is currently 1 Home who have not paid their 2022 Fees.
 - Triona Cosgrave reported there are currently 4 Homes remaining in collections with Field law with their 2023 Fees.
 - Triona Cosgrave confirmed the current balance of the GIC's are \$125,000.
 - Triona Cosgrave confirmed the payable process, is an approval by 2 board members via email.
- 6. Other Business**
 - The Board unanimously agreed to proceed with a repair to the mortar, instead of a complete replacement of the stone.
 - Triona Cosgrave will follow up with the contractor to complete the repair.
 - Triona Cosgrave has followed up with the Larch Sanctuary for a status of the repairs to the informational signage.
 - The Board would like to proceed with an event on September 6th. Triona Cosgrave will work on obtaining quotes and will provide an event plan.
- 7. Next Meeting Date- AGM**



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- October 11, 2023 @ 6pm
- Doodle Poll to be sent to determine the date.

8. Adjournment- Tyler Zukiwsky - 7:12pm