



Larch Park Homeowners Association

Board of Directors Meeting

Monday June 23, 2025 @ 5:00pm

Location: Edge Meeting Room, 7463 May Common NW

Meeting Minutes

Attendees:	Chad Smith, President	Heather Roukema-Gritter, Vice President
	Carleen Greaves, Vice President	Dale Clark, Vice President
	Bryanne Tywoniuk, Secretary/Treasurer	Sharon Sands, Vice President
		Triona Cosgrave, HOA Manager, Cosgrave Consulting Ltd

Regrets: Lindsay Lee, Vice President

1. Call to order – Chad Smith – 5:06pm

2. Approval of Meeting Minutes

- Board Meeting Minutes – February 6, 2025
- AGM Meeting Minutes – May 15, 2025
- Post AGM Minutes – May 15, 2025
- Motioned by Bryanne Tywoniuk, seconded by Heather Roukema-Gritter, Approved

3. Items Arising from Minutes

- Triona Cosgrave confirmed the fencing on May Crescent has been completed.
 - Triona to follow up with the contractor for a quote for fencing on May Road.
- Triona Cosgrave confirmed the landmark signs on the fences are being updated and repaired and will follow up on a timeline.

4. HOA Update– Triona Cosgrave

- 2025 Maintenance
 - The Board is happy to date with the maintenance from Seasonal Impact and will continue to monitor through the season.
- Community Planters
 - VP Planters installed the new planters and the summer plants for the 2025 season. They look great and will be maintained by VP for 2025.
- The final Dog disposal Station has been installed.
- Community Signage
 - The Information Signage belonging to the Larch Sanctuary is awaiting final approval from the indigenous representative and is expected to be completed in 2025.

5. Financial Update (provided in package) – Triona Cosgrave

- Triona Cosgrave reviewed and answered questions on the 2025 Profit and Loss YE & Budget Comparison
- Triona Cosgrave reported there are currently 2 homes who have not paid their 2024 Fees.
- Triona Cosgrave reported there are currently 22 homes who have not paid their 2025 Fees
 - They are now in collections with Field Law.
- Triona Cosgrave confirmed the GICs have been invested at \$120,000.

6. Other Business

- Triona Cosgrave confirmed the 2025 Annual Returns have been filed.
- The 2025 Event was set for September 11, 2025.
 - Triona will follow up with food trucks/suppliers/vendors for availability and costs.
- Larch Community Garden – The Board agreed that the HOA is not in a position to sign the City of Edmonton maintenance agreement. The recommendation would be for the Garden to register as a society and would be happy to assist in helping set this up.



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7. Next Meeting Date

- September 29, 2025 @6:00pm
- Location TBC

8. Adjournment- Chad Smith - **7:30pm**