



Rosenthal Homeowners Association Board of Directors Meeting
Thursday, October 28th, 2021 @ 12:30pm
Location: Via Call Conference (Covid-19 Social Distance Measures)
Meeting Minutes

Attendees:	PJ Pescod, President Tanya Eklund, Secretary-Treasurer	Geoff Mann, Res. Director Cristi Leskie, Res. Director Lorrie Gray, Res. Director
Regrets:	Scott Holliday, Res. Director	

1. Call to order – Tanya Eklund – 12:37 pm

2. HOA Management Update – PJ Pescod

- Melcor will be outsourcing the daily activities of the HOA to Core Management, some of their responsibilities will include: fee collection, mailouts, AGMs, Board Meetings, Budgets, etc.
- Triona Cosgrave is returning to Melcor on November 8, 2021 as a Development Manager, but will also be the liaison between the HOA Boards and Core Management.

3. Approval of Meeting Minutes

- Monday April 12, 2021
- Motioned by Lorrie Gray, Seconded by PJ Pescod, Approved

4. Items Arising from Minutes

- Pj Pescod reported that Fountains were installed and numerous repairs were done throughout the Summer. Resident Directors noted that the South Waterfall Feature requires more rocks as the piping is exposed.
- Resident Directors reported that Planters were installed and look amazing. Great feedback online. Board would like to order more.
- Dog Waste Containers – Triona Cosgrave to re-engage the City of Edmonton.

5. HOA Update & Discussion– PJ Pescod

- Pj Pescod reported that he would follow-up with Trans Mountain in regards to the Garbage Receptacles that were moved.
- Resident Directors requested that the receptable from the Spray Park be moved to the east walking path.
- Cristi Leski reported a number of outstanding landscaping issues:
 - Unfinished landscaping by Melcor installed fences – 22108 – 85 Ave and 22124 – 85 Ave
 - Brick Pillar coming apart – 22003 – 85 Avenue
 - Broken Melcor Signage
- Pj Pescod reported that signage company will be out next week to pick up old signage
- Pj Pescod suggested HOA spend more money on extra mowing, watering and weeding as the City does not let us know when they come out to Community and only come out twice per year. Get a base rate Quote for 2022.

6. Financial Update– Tanya Eklund

- Tanya Eklund provided for review, an updated 2021 Balance Sheet.
- Tanya Eklund provided for review, an updated 2021 Profit and Loss YTD Budget comparison.
- Tanya Eklund reported that 1 home is currently unpaid for 2019 collection, 6 homes currently unpaid for the 2020 collection and 166 homes (40 of these are Builders) are unpaid for the 2021 collection. These will be sent to Collections.



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7. Other Business

- Scott Holliday has resigned as he has moved out of the Community. Tanya Eklund to send Resolutions for execution for both his resignation and Triona Cosgrave appointment.

8. Next Meeting Dates

- Next Board Meeting - TBA
- AGM - TBA

9. Adjournment- 1:25 pm

10. Development Update – PJ Pescod provided development updates for the community.