



**Rosenthal Homeowners Association
Board of Directors Meeting
February 5, 2025 @ 12:00pm
Location: Zoom Meeting**

MINUTES

Attended: PJ Pescod, Tanya Eklund, Sam Cheng, Kayode Olalekan, Dave Brown and Lesley Thompson (Core Mgmt)
Regrets: Ayodeji Awotunde, Rehan Khan

1. Call to order – David Brown

Meeting called to order at 12:01pm by Dave Brown.

2. Approval of Meeting Minutes

- March 16, 2023

Motioned to approve the minutes made by PJ Pescod, seconded by Tanya Eklund. Motion Carried

3. Items Arising from Minutes

- NA

4. HOA Association Update

- Maintenance Update
 - Community Planter Replacement
Planters were stolen in the fall, PJ suggests that Landtec make notes weekly to ensure the planters are accounted for.
How much do they cost? Landtec working on the quote.
Mention in newsletter of the planters and where they are located. Core will circle back with the Board once the quote is received.
 - Mulch Top-up
Lewis Estates Golf Course to complete the mulch top up on a 3 – 4 year rotational basis. The additional mulch reduces the weeds. \$10K item in the budget for this expense in 2025. The City mandates the HOA to put in mulch beds but the City does not have the budget to update the mulch, which is why the HOA budgets for it.

5. Financial Update

- Review of Financial Statements
 - The Board reviewed the financial statements and are happy with the financial position of the Association.
- Approval of resolution to charge back legal costs to owners
 - #124, 1008 Rosenthal Blvd.

Motion to approve the chargeback of legal cost made by PJ, seconded by Tanya. Motion Carried.

6. Other Business

- Homes without numbers
 - Builders are responsible for providing the house numbers.



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- Community updates for owners
New owners are not getting information about the community. PJ/Melcor will create an updated map and Core will post on website. Melcor will work with the Builders to ensure new owners are being provided with HOA information. The HOA is registered on all Land Titles documents. Melcor can update the builders to remind them to provide the new owner's information to Core.

7. Next Meeting Date

- TBD – Zoom Meeting
- Next meeting sometime in June. Dave will send out a survey for potential dates.

8. Adjournment – 12:35pm

9. Development Update

There should be another stage built out in 2025. In the next few years Melcor will be looking to transition out and turn over the community to an owner Board.