

**MacEwan Gardens II**  
 CONDOMINIUM CORPORATION No. 092 4818  
**263 MacEwan Road SW**  
**BOARD MEETING MINUTES**

**When:** March 20, 2024  
**Where:** Amenities Room  
**Present:** Rob Mastel  
 Pat Paul  
 Dennis Jacobs  
 Longin Szafranski  
 Bill Bondy  
 George Lund  
 Laura Giroux  
 Alex Zovighian KDM Management Inc.

	Item
<b>1.0</b>	<b>Call to Order</b>
	Meeting called to order at 7:07 pm
<b>2.0</b>	<b>Approval of Agenda</b>
	<b>Motion:</b> To accept the agenda with the additions of <b>6.3 Operating Budget and 6.4 Shuffleboard.</b> <b>Moved:</b> Laura <b>Second:</b> Pat <b>Carried</b>
<b>3.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion:</b> To approve the February 21, 2024 Board Meeting minutes. <b>Moved:</b> Laura <b>Second:</b> Dennis <b>Carried</b>
<b>4.0</b>	<b>Reports</b>
	<b>4.1 Financials</b> We reviewed the February financials. We revisited the option of investing some of the reserve fund in a shorter term GIC if the rates are good. We expect there will be several capital component improvements to make this year so we'll invest no more than \$500,000. We still have a \$250,000 GIC invested that will mature in January, 2025. Alex will investigate rate options and we will approve the investment by email.  <b>4.2 Arrears</b> The arrears are on track. Several have paid, some have nsf fees remaining, and some are on payment plans. Alex will be in contact with several owners to get up to date. The special levy is due April 1. Reminders were sent to owners with outstanding balances. Some owners are on payment plans and some have made arrangements to pay April 1. Interest will be applied to amounts owing after April 1, 2024.
<b>5.0</b>	<b>Business Arising from Previous Minutes</b>
	<b>5.1 Common Carpet Replacement</b> The carpet contractor is behind schedule. Alex has spoken to him and we expect work will begin within the next two weeks. Once dates are finalized owners will be notified and signs will be posted in the building.  <b>5.2 Garage Fob Replacement</b> We have asked for the changeover date to be Monday March 25. An email notices will be sent tomorrow and notices will be posted in the building on Friday.

	<p><b>5.3 Water Loss – Unit [REDACTED]</b> Replacement work is ongoing. Unit [REDACTED] has declined remediation work as they are doing their own renovation and will be paid out instead.</p> <p><b>5.4 Water Loss – Unit [REDACTED]</b> The repair work has been completed and the costs have been charged back to the unit.</p> <p><b>5.5 Lawn Contract - Solstice</b> Solstice did agree to a two-year term. We are waiting on the contract to be signed.</p>
<b>6.0</b>	<b>New Business</b>
	<p><b>6.1 Water - Unit [REDACTED]</b> The remediation work is ongoing.</p> <p><b>6.2 Unit Concerns</b> Recently tenants were evicted from a unit of concern which brought forth a discussion about suspicious behaviour. If residents notice suspicious behaviours (e.g. people coming and going from a balcony, balconies blocked off with tarps) they should contact Alex so he can have a discussion with the owner.</p> <p><b>6.3 Operating Budget</b> We reviewed the financial statements, cash flow and projected increases that could affect the remainder of the 2023-2024 and 2024-2025 fiscal years, taking the special levy into account. We discussed a possible decrease in fees however there was concern we might then need to raise them again for the 2024-2025 fiscal year, or use the special levy for the income required to make it through 2024-25 without an increase. We decided we prefer to leave fees as they are and plan for no increase in 2024-2025, but will review again at the end of the fiscal year. The Board was reminded that because we front end loaded our budget, we'll see lower budgeted amounts beginning in April for the remainder of the fiscal year. <b>Motion: To keep condo fees the same with no adjustments and reassess at the end of the fiscal year.</b> <b>Moved:</b> Rob <b>Second:</b> Bill <b>Carried</b></p> <p><b>6.4 Shuffleboard</b> It was suggested we should purchase a shuffleboard for the Amenities Room. It comes with all the pieces and is about 11 feet long. We discussed where it could fit in the Amenities Room. The majority were not in favour of purchasing at this time.</p> <p><b>6.5 Baseboard Heater Shutoff Valves</b> Given the recent water loss was the result of a burst heating pipe it was suggested we should remind residents about the baseboard heater shutoff valves. While the situation is rare, there may be residents who don't know where the valves are or how to remove the covers. Laura will take some pictures and we'll put together a document over the next few months. We hope to share the document in the summer so residents will be prepared for winter.</p>
<b>7.0</b>	<b>Resident Correspondence/Email</b>
	We have an upcoming Amenities Room rental.
<b>8.0</b>	<b>Next Meeting Date</b>
	Wednesday, April 17 at 7:00 pm
<b>9.0</b>	<b>Adjournment</b>
	<b>Motion that the meeting be adjourned. 8:07pm</b>