

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

When: May 21, 2025
Where: Amenities Room
Present: Rob Mastel
Pat Paul
Longin Szafranski
Dennis Jacobs
Bill Bondy
Claudia Seiler-Mutton
Agatha Zadrozny, KDM Management Inc.

Regrets:

	Item
1.0	Call to Order
	Meeting called to order at 7:01 PM
2.0	Approval of Agenda
	Motion: To accept the agenda with the additions 6.22 Garden Plots, and 6.23 Unit XXX chargeback for plumbing fees Moved: Dennis Second: Longin Carried
3.0	Approval of Previous Minutes
	Motion: To approve the April 16, 2025, Board Meeting minutes as presented. Moved: Pat Second: Longin Carried
4.0	Reports
	4.1 Financials We reviewed the April financials. No anomalies to report. Motion: To accept the financials as information only. Moved: Pat Second: Longin Carried 4.2 Arrears There are no arrears of concern. A few suites still owe for the special levy, but demand letters have been issued, and interest is being charged. KDM continues to monitor.
5.0	Business Arising from Previous Minutes
	5.1 Unit XXX ongoing repairs through On Side Restoration Invoice received and waiting to find out how much work has been completed; Jason is helping as well to offset some of the cost. Longin stated it is complete and can be removed from agenda 5.2 Website update Laura is currently working on this 5.3 Unit XXX Wall removal – Willis Law w/ Melissa Stappler to call into meeting Telephone call from lawyer representing Board and Condominium Corporation, and discussion in regard to options. Lawyer advised Board of possible options and potential

	<p>outcomes of pursuing action against owner of Unit. Further discussion ensued among the board members and Agatha after the call.</p> <p>Motion: To add caveat to Unit XXX for engineering fees.</p> <p>Moved: Dennis</p> <p>Second: Rob</p> <p>Carried</p> <p>5.4 Reserve Fund Study, 2nd revision from Kalham Consulting Agatha to send second revision to Board Members</p> <p>5.5 Pipe Replacement Project – Goldwing Proposal Letter of intent sent for Carl to move ahead and get tender. To be discussed with owners at the Jun 26/Jul 24 owners meeting</p> <p>5.6 Unit XXX/XXX repairs by On Side Restoration Progressing and hope to be complete by end of May.</p>
6.0	New Business
	<p>6.1 Unit XXX Broken Window – Quote for glass replacement – [REDACTED] All Reach Glass. Only for glass replacement. Corporation to cover unless broken from the inside. Approved by the board.</p> <p>6.2 Unit XXX – OnSide Restoration.</p> <p>6.3 Unit XXX – OnSide Restoration. Currently waiting for updates on these two projects.</p> <p>6.4 Unit XXX – Unauthorized vehicle parking in stall (stall #XXX). Owner advised that they can call Bylaws to have vehicle removed (Istall - partnered with United). Owner owned stalls can have Bylaw remove unauthorized vehicles.</p> <p>6.5 Unit XXX – Balcony decoration request. Including hangers that screw into the stucco – denied by the Board</p> <p>6.6 Unit XXX – Bathroom sink – Hydro-Flo Plumbing sent to investigate Still waiting for the appointment – Repair cost in the Unit will get charged to the owner, in the Stack is paid by corporation</p> <p>6.7 Carpet Cleaning – July 7-9th Booked but 2 months late due to miscommunication. Carpet cleaning should be scheduled in December, April & August (approx. every 4 months or so).</p> <p>6.8 Unit XXX – Renting parking stall Notice seen that Tenant wants to rent out a parking spot to a non-MGII resident. Tenant was informed by the Owner that this is not appropriate.</p> <p>6.9 Annual Inspection – Levitt Safety deficiency quote [REDACTED]. Jason is working on most of these, once he knows what is left to be done, he will email Agatha with updates. Batteries for lights, exit signs, missing smoke detectors</p> <p>6.10 Request for Board Meeting Minutes Claudia to complete/finalize and send.</p> <p>6.11 Owner's Meeting - June 26th and July 24th, 2025 Information has been sent out to the owners and questions have been received.</p>

	<p>6.12 Complaint from Unit XXX regarding car with hitch scratching, unsure which unit it's coming from. This has been addressed and dealt with</p> <p>6.13 Parkade cleaning May 23rd – Alberta Sweeprite. Upcoming this month</p> <p>6.14 Unit XXX – Concerns and questions received regarding pipe replacement. All questions will be answered at the owner's meeting</p> <p>6.15 WADE – 26 Stack Balcony quote [REDACTED] Some information in the report unclear and Rob asked Agatha to verify if it's just the 4th floor needing work or if there is further info.</p> <p>6.16 Parking Lot sweep – May 15th Late in the day, at 4:45 PM on the west side. One parking spot on the east side still has gravel because they came too late and still needs to be cleaned – Agatha will notify them.</p> <p>6.17 Unit XXX – Joining the Board Owner wants to join the board. Due to high demand on current board members, board motions to not add new members at this time, but will revisit in August or September.</p> <p>6.18 Unit XXX – Cease and Desist sent As previously motioned</p> <p>6.19 Unit XXX – Email concerns received regarding Administration fees and increased Condo fees Discussion regarding importance of mailed notices, not just emailed or posted in building in the mailroom and by the doors.</p> <p>6.20 Unit XXX – Privacy Screening Request Bylaws state that this is not allowed, but the Board is willing to consider as long as it is aesthetically pleasing and not completely obscuring solid view, and approved by board. Board will consider on an individual basis.</p> <p>6.21 Unit XXX Email to the board regarding issues with the Pipes Will be addressed at the owner's meeting in June/July.</p> <p>6.22 Garden Plots Pat stated that they are all full with one person per plot.</p> <p>6.23 Unit XXX chargeback for Plumbing fees Board agrees that charge for plumber to fix the toilet should be charged back to owner.</p>
7.0	Resident Correspondence/Email
	See above
8.0	Next Meeting Date
	June 18, 2025
9.0	Adjournment
	Motion that the meeting be adjourned. 8:20 PM.

Minutes taken by: Claudia Seiler-Mutton