

Meeting of Board of Directors of Condominium Plan No. 092 4818 MINUTES

O/A MacEwan Gardens II

Wednesday, June 18, 2025, at 7:00pm

263 MacEwan Road, Edmonton AB, Amenities Room

1. **Call to Order** 7:02PM
2. **Approval of Meeting Agenda** Motioned by: Longin, Seconded by: Pat, All in favor.
3. **Approval of previous Meeting Minutes** May 21, 2025, as presented. Motioned by: Pat, Seconded by: Longin, All in favor.
4. **Financial Reports** Approval of May financials, Motioned by Pat, Seconded by: Longin, All in favor.
 - i. Operating Account as of [REDACTED]
 - ii. Reserve Account as of [REDACTED]
 - iii. Amenities Room Fund as of [REDACTED]
 - iv. GIC Investments:
 - o [REDACTED]
 - o [REDACTED]
 - o [REDACTED]
 - o [REDACTED]
 - v. A/R as of [REDACTED]
5. **Old Business**
 - 5.1 Website update
 - 5.2 Reserve Fund Study – 2nd revision [REDACTED] - Board approved
 - 5.3 Pipe Replacement Project – Goldwing Proposal
 - 5.4 [REDACTED] – *Onside Restoration* building project is still in progress
 - 5.5 [REDACTED] – Complete, invoice from OnSide Restoration [REDACTED]
 - 5.6 [REDACTED] – Complete, invoice from Onside Restoration [REDACTED]
 - 5.7 [REDACTED] – Complete, invoice from OnSide Restoration [REDACTED]
 - 5.8 WADE – Balcony site visit June 11th
 - 5.10 Carpet Cleaning – July 7-9th
6. **New Business**
 - 6.1 Paragon dispatched for central make up air in building
 - 6.2 [REDACTED] – Pet Approval for [REDACTED] – Board approved
 - 6.3 [REDACTED] – Dryer vent cleaning request, window and balcony replacement request for the building, esthetics compromised by light fixture in foyer
 - 6.4 [REDACTED] – Bathroom sink – *Hydro-Flo Plumbing* sent to investigate owner cancelled invoice [REDACTED] – owner chargeback will be applied
 - 6.5 Annual Inspection – *Levitt Safety* deficiency Quote [REDACTED]
 - 6.6 Owner's Meeting - June 26th and July 24th
 - 6.7 [REDACTED] – Multiple noise complaints from [REDACTED] – Board approved owner fine
 - 6.8 [REDACTED] – Dog Complaint from [REDACTED], Smoking on balcony from [REDACTED]
 - 6.9 [REDACTED] – Vision Plumbing [REDACTED] / Strata Electrical [REDACTED] – owner chargeback will be applied.
 - 6.10 [REDACTED] – Garden Plot request – owner has been notified no plots are available
 - 6.11 **Special Levy: Total Levy Amount: \$540,000**

This amount is approximately equivalent to six months of condominium fees per unit owner.

Purpose:

The funds will be used exclusively for the Pipe Replacement Project, which involves the full replacement of the building's plumbing infrastructure.

Payment Terms:

The full amount will be due by February 1, 2026.

The levy will also be due and payable upon the sale of a unit, if applicable, prior to the due date.

Deposit Instructions:

All funds levied are to be deposited into the Operating Account of MacEwan Gardens II.

Calculation Method:

In accordance with Bylaw 48 – Special Assessments, the levy will be calculated based on each unit's Unit Factor:

"Each such special contribution shall be determined and assessed against the Owners in proportion to their Unit Factors."

This ensures that each owner's share of the levy reflects the relative size or value of their unit as registered in the condominium plan.

Motioned by: Dennis, Seconded by: Pat, All in favor.

7. **Next Meeting Date** July 24th, 2025, Owner's Meeting at 7PM
July 16th, 2025, Board Meeting at 7PM

8. **Adjournment** 7:43PM