

MACEWAN GARDENS II  
CONDOMINIUM CORPORATION NO. 092 4818  
**Annual General Meeting**  
**November 30, 2011**

**LOCATION:** MacEwan Gardens II Amenities Room  
263 Macewan Road SW  
Edmonton, AB T6W 0C4

**MINUTES**

**1. Call to Order/Introduction of Head Table**

Chairman Kate Marchessault called the meeting to order at 6:32 p.m. and introduced the Head Table:

*Kate Marchessault – President Board of Directors*  
*Sharon Mayer – Accountant*  
*Alex Zovighian – DelCasa Management Inc.*

**2. Confirmation of Quorum and Proof of Notice**

Alex of DelCasa Management Inc., confirmed the establishment of quorum required under the by-laws with 28 Units represented in attendance and 13 by proxy. Alex confirmed the Notice of Meeting was sent on November 14<sup>th</sup>, 2011.

**3. Approval of the Minutes**

**Motion: To approve the minutes of the September 21, 2010 AGM**

**Moved:** Rosswell Unit 110

**Second:** Janis Unit 214

**Carried**

**4. Reports**

**3.1 Financial Report** – Sharon presented the Audited Financials for the year ending September 2011.

**3.2 Presidents Report** – Please see attachment 1

**3.3 Property Manager Report** – Please see attachment 2

**5. Appointment of Auditor**

**Motion:** To authorize the Board to engage a qualified financial consultant to conduct a financial audit of the MacEwan Gardens II Condominium Corporation's financial statements for the 2011/2012 fiscal year.

**Moved:** Martin Unit 301

**Second:** Christina Unit 412

**Carried**

**6. Election of Board of Directors**

There are five Board members currently entering the second year of their two year term.  
Kate Marchessault, Rob Mastel, Deb Schmidt, Chantal Goudreau, Christina Pel

The floor has been opened for nominations asking participants to stand and give their names if they would like to let their name stand for election.

Martin Sparks Unit 301

Shannon Kachurovski Unit 327

Nicole Twerdu Unit 236

**Motion** to cease nominations.

**Moved:** Rosswell Unit 110

**Seconded:** Deb Unit 314

**Carried**

As there were more than 2 individual names standing for election, in accordance with the By-laws, an election was required.

**The following were elected:**

Martin Sparks and Shannon Kachurowski are now members of the Board of Directors to serve a 2 year term

### **7.0 New Business**

General Questions were asked of the Board and answered. The Board of Directors plans on initiated several Social Clubs, and to look for signup sheets in the mail room bulletin board.

### **Adjournment**

Kate adjourned the meeting at 7:27 p.m.

Minutes Prepared By:            Alex Zovighian  
   DelCasa Management Inc.  
   November 30 2011

## **Attachment 1.**

### **Presidents Report**

Since the transfer of management from Urban Landmark to the owners, your Board of Directors has been very busy. The first year after a transfer is always demanding; creating policies that are by-law and CPA compliant, reviewing service and maintenance contracts to determine whether to renew, re-engage or move on, budgetary considerations and the decision to levy special assessments if needed, purchases required for Common Property areas, dealing with owner inquiries and by-law infractions.

The board struggled early on as two key executive positions were vacated for personal reasons and one board member forcibly attempted to manipulate decisions and the direction of the board. Within a very short period of time, the board was behind with our To Do List and our credibility was at risk. We were very close to losing the services of both our property management company and corporate bank. An extremely stressful time, but no one resigned, we all dug in and we persevered. With the infusion of two new board members, and the subsequent resignation of the challenging board member, we were able to get back on track.

The next 6 months flew by as we took on everything we needed to and then some. We have grown to be a very strong board, very hands on and very determined to see MacEwan Gardens II become a leader in not only condominium management but to also build a vibrant and dynamic community. Every decision is approached with due diligence, assessed for cost effectiveness and value added, is cognizant of what owners have been telling us, and considered from numerous perspectives. We have educated ourselves about the building's many systems and infrastructure, continue to be on a steep learning curve and we are very excited about the upcoming year. We have a vision of a community of inclusiveness, tolerance and openness. We are determined to be transparent and accessible.

With the upcoming Annual General Meeting we hope that you will consider getting involved as either a board member or consider volunteering on a committee in the New Year.

I'd like to thank my fellow board members for their support and hard work: Rob Mastel, Vice-President, Deb Schmidt, Secretary, Christina Pel, Treasurer, Rosswell Olson, Director and Chantal Goudreau, Director. Thank you my friends! To Del Casa and our great Property Manager Alex Zovighian, well we simply couldn't have done it without you, thank you.

Warm regards,

Kate Marchessault, President

**Attachment 2.**

**MacEwan Gardens II  
Condominium Corporation 062 3469  
2011 Annual General Meeting November 30, 2011  
Property Manager's Report**

I am here representing DelCasa Management Inc. the Management Company for MacEwan Gardens. DelCasa Management subscribes to the view of empowering condominium corporations, and their Boards of Directors. This vision leads to the best possible decisions on behalf of your complex. We believe property management is a partnership, built on mutual trust, confidence and communication.

Following is an operational summary

Board tackled outfitting the fitness room with equipment and the amenities room with furniture. When Landmark sold the Units in this building they provided the rooms however they were not furnished, as stated in the sales agreement. There was a large demand for the Owners that these two rooms get outfitted with furnishings as soon as possible. In order to do so the Board had to issue a special assessment \$30, 000. With 17k going to the fitness room and the remaining 13k going to the amenities room, with Kate/Deb and Robs keen eye for a deal they have been able to stretch that money to everything that you see here today.

The next major hurdle that the Board needed to address was the current years financials and the Budget. The Budget at the time had been developed a few years back, as Landmark needed to have this in order to sell their Units. Unfortunately the forecasted budget from few years back did not match the current expenditures especially the Utilities consumption. Moving as quickly as we could DelCasa along with the Board developed a strategy that that would move the Corporation out of a deficit and to get back on track. Unfortunately a second Special Assessment was need as well as creating a new 14 month Budget. We are confident that with the assessment and the new budget the Corporation will be fiscally sound for this year. The Budget will be reviewed again next summer in time for the next fiscal year beginning October 1 2012.

In April of this year the Board met with representative from Landmark to do an internal deficiency walk-through of the common area identify deficiencies throughout the building.. A list had been generated and Landmark began the repairs in June. Currently there are still a number of items left to be done but Landmark is committed in getting the resolved as soon as they can. Also, in June an exterior walk through was done looking at the outside of the building as well as the Landscaping. Again not all items have been repaired yet and we are hopeful this is done soon. Some items may have to wait till Spring.

Overall DelCasa has worked very closely with your current Board of Directors, I would like to say that The Board of Directors has done an excellent job developing operational strategies and programs as well as creating a community able to share in the amenities provided to the residents. DelCasa Management Inc. feels we concluded this year on a very positive note. We appreciate the cooperation of most residents of the community and will continue to support the corporation to the best of our ability on common property issues & items.

Respectfully submitted  
Alex Zovighian  
DelCasa Management