

MACEWAN GARDENS II  
CONDOMINIUM CORPORATION NO. 092 4818  
**Annual General Meeting**  
**December 04, 2013**

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

**MINUTES**

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

**Motion:** To allow Alex Zovighian from KDM Management Inc chair the meeting

**Moved:** Jackie Unit 440

**Second:** Deb Unit 314

**Carried**

Chairman Alex Zovighian called the meeting to order at 7:00 p.m. and introduced the Head Table:

*Kate Marchessault – President Board of Directors*  
*Alex Zovighian – KDM Management Inc.*

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

Alex confirmed the establishment of quorum required under the by-laws with 19 Units represented in attendance and 24 by proxy. Alex confirmed the Notice of Meeting was sent on November 20<sup>th</sup>, 2013.

**3. Approval of the Minutes**

**Motion:** To approve the minutes of the December 12, 2012 AGM

**Moved:** Fraiser Unit 233

**Second:** Nicole Unit 236

**Carried**

**4. Reports**

**4.1 Financial Report** – Alex spoke to the 2013 draft financial audit that was completed by the offices of Barb Surry. When the audit is finalized it will be mailed out to all owners.

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

**4.3 Property Manager Report** – Alex spoke about the corporation's past year. Everything is on par on the operational side of things. The owners should not see an increase in the budget for the next few years due to the operations, if there is an increase in the condo fees, it will be to increase the amount of money in the reserve fund. A reserve fund study is in the process of being completed and will give the board a better understanding of where the reserve fund should be.

**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 2013/2014 fiscal year.

**Moved:** Deb Unit 314

**Second:** Tyler Unit 439

**Carried**

#### **6. Election of Board of Directors**

Alex explained that as per the By Laws the Board of Directors can be no less than three and no more than seven members.

There are four Board members currently entering their second year of their two year term.

Kate Marchessault, Rob Mastel, Jackie Doucet, & Nicole Twerdy.

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, Tyler Dewan, Melanie Russet, & Pat Paul have all allowed their names stand for the Board of Directors

**Motion** to cease nominations.

**Moved:** Deb Unit 314

**Seconded:** Fraiser Unit 233

**Carried**

As there were more than 4 individual names standing for election, in accordance with the By-laws, an election was required.

**The following were elected:**

Martin Sparks, Melanie Russet & Pat Paul are now members of the Board of Directors to serve a 2 year term

#### **7. New Business**

General Questions were asked of the Board and answered. The Board of Directors plans on creating a functional website for the corporation. They are still planning on initiating several Social Clubs, including a gardening committee to utilize the raised flower bed in the two court yards and a bylaw officer for visitor parking enforcement. Information will follow in the new year.

#### **Adjournment**

Alex adjourned the meeting at 8:19 p.m.

Minutes Prepared By:

Kristy Preyser  
KDM Management Inc.  
December 5, 2013

#### **Attachment 1.**

MacEwan Gardens Condominium Corporation  
Annual General Meeting  
December 04, 2013

## Presidents Report

Dear Owners:

Over the last year, the management of MacEwan Gardens II, has been a more pleasant mandate for the board as we have had fewer “firsts” along with a lessening of the learning curve and we are comfortable in our roles. We continue to be very ‘hands on’ and hope to mentor this type of participation with new board members as we truly believe there is a definite ‘value added’ benefit.

The exterior deficiencies were completed with the replacement planting of shrubs and rosebushes in all the flowerbeds. To ensure their upkeep we are hoping to establish a Gardening Collective next spring of residents who are interested in helping out with weeding, clean-up, planting and pruning etc. Look for our newsletter early in the new year for more details about this.

The amenities room continues to be well utilized, providing some extra money for common area improvements. This year a MacEwan Gardens Poker Club got under way and has met for the past four months. If you are interested in starting a club like this please get in touch with the board.

Wade Engineering was contracted to do our Reserve Fund Study and we are looking forward to seeing the completed report by month’s end. This report will be of great help with future budgeting but by being proactive with previous budgets; we are in a healthy position with over \$80,000. in our reserve fund.

Thank you to my fellow board members Rob, Shannon, Jackie, Martin and Nicole for their service and continued thanks to Alex Zovighian, our property manager.

Kate Marchessault  
President