

MACEWAN GARDENS II  
CONDOMINIUM CORPORATION NO. 092 4818  
**Annual General Meeting**  
**December 04, 2014**

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

**DRAFT MINUTES**

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

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

**Moved:** Pat Unit 120

**Second:** Deb Unit 314

**Carried**

Chairman Alex Zovighian called the meeting to order at 6:35 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 27 Units represented in attendance and 12 by proxy. Alex confirmed the Notice of Meeting was sent on November 19<sup>th</sup>, 2014.

**3. Approval of the Minutes**

**Motion:** To approve the minutes of the December 4, 2013 AGM

**Moved:** Nicole Unit 236

**Second:** Laura Unit 129

**Carried**

**4. Reports**

**4.1 Financial Report** – Alex spoke to the 2014 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 gave a brief report of the corporation and the last year with KDM Management. Overall the operations of the Corporation is in good standing, there are general maintenance items that are coming up as the building age grows, Alex reiterated to Owners to make sure they pass on any concerns they may see or have as soon as possible so that they can be rectified. This past Year the Board had a Reserve Fund Study completed by Wade Engineering.

Wade had provided two options for the funding of the 2015 fiscal year. One would be to increase the monthly condo fees a large amount in order to allow for the suggested allocation of \$143,000 from \$40,000 this previous year. The Board of Directors went with the second suggestion of increasing the monthly fees slightly but also approving a

special assessment in order to make up the shortfall. The thought was that once the fees are increased they will not go down. The special assessment would allow for a small increase to the fees. The special Assessment will be levied in the new year and the Board will allow several months for collection. The average assessment would be approximately \$750.00 per Unit.

#### **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 2014/2015 fiscal year.

**Moved:** Rob Unit 303

**Second:** Martin Unit 301

**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 two Board members currently entering their second year of their two year term.

Martin Sparks and Pat Paul.

There are five seats available for the Board of Directors. 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.

Kate Marchessault, Rob Mastel, Laura Giroux, Janis Bezan & Nicole Twerdy have all allowed their names stand for the Board of Directors

**Motion** to cease nominations.

**Moved:** Ann Unit 224

**Seconded:** Martin Unit 301

**Carried**

The following were appointed to the Board of Directors by acclamation and will serve a two year term.

Kate Marchessault Unit 121

Rob Mastel Unit 303

Laura Giroux Unit 129

Nicole Twerdy Unit 236

Janis Bezan Unit 214

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

General Questions regarding the Budget and Reserve Fund were asked of the Board and Management and were answered. The Board of Directors plans on creating a functional website for the corporation.

#### **Adjournment**

Alex adjourned the meeting at 7:39 p.m.

Minutes Prepared By: Alex Zovighian  
KDM Management Inc.  
December 4, 2014

**Attachment 1.**

**Presidents Report**

December 2014

Dear Owners:

Another year has quickly passed and it feels like we've come into our own, so to speak. There are fewer "firsts" and the same issues require our attention repeatedly: Parking, Pets and Patios, a not uncommon reality of condo living!

Our budget this year was exactly what it needed to be, allowing us to not only meet our obligation of maintaining the property, but also provided us the opportunity to invest in some enhancements; landscaping, painting and a website.

The Reserve Fund Study was completed and we now have a detailed guide for the future well-being of the building. As expected, a special assessment, one that could easily have been double if we had not already been directing funds to the Reserve Fund, will be required, but we have provided a lengthy period for payment fulfillment to lessen any stress on owners.

Our amenities room continues to be utilized well and the rental revenue allowed us to purchase a very nice gas barbeque this summer. The poker club is still going strong and if anyone is interested in having any kind of MacEwan Gardens Club, like a Book Club, please get in touch with the board, as rental fees can be waived for these.

Thanks to KDM Management, our property manager Alex Zovighian, and my fellow board members Rob Mastel, Martin Sparks, Jackie Doucet, Pat Paul, Nicole Twerdy and Melanie Russet for their support and contributions.

I encourage all owners to consider running for a board position, or inquiring about other opportunities to help. Thank you.

Warm regards,  
Kate Marchessault  
President, MacEwan Gardens II Condominium Board of Directors