

**APPROVED**

**MacEwan Gardens II**  
CONDOMINIUM CORPORATION No. 092 4818  
**263 MacEwan Gardens**

**BOARD MEETING  
MINUTES**

**When:** April 17, 2013

**Where:** Amenities Room

**Present:** Martin Sparks  
Rob Mastel  
Jackie Doucet  
Nicole Twerdy  
Shannon Kachurowski  
Kate Marchessault

Alex Zovighian, KDM Management Inc.

***No. Item***

**1 Call to Order**

Meeting was called to order by Kate at 6:32pm.

**3 Approval of Agenda**

**Motion** to approve the agenda as amended

**Moved by:** Jackie

**Seconded by:** Nicole

Carried

**4 Approval of Previous Minutes as amended (March 2013)**

**Motion Moved by:** Jackie

**Seconded by:** Martin

**5 Reports**

**5.1 Financials**

The March monthly financials were briefly discussed and overall is tracking to 2012/2013 budget.

**Motion** to accept as information only

**Moved by:** Shannon

**Seconded by:** Martin

Carried

**6 Business Arising from Previous Minutes**

**6.1 Janitorial Contract**

Shining by Trish (new janitorial contract) started this month - her first official cleaning day was April 5. So far so good, the Board noticed an improvement with the new services. Trish has agreed to come and do a deep clean of the Amenities room at the end of May.

**6.2 Newsletter**

Kate drafted the spring letter and the Board reviewed. KDM will make the final changes and print. Once done the Board will distribute the newsletter under the doors and post throughout the building.

### **6.3 Meet n Greet**

The Meet n Greet is scheduled for May 15<sup>th</sup> from 7:00 to 8:00pm.

*Action: Nicole has agreed to purchase treats & cream from Costco (max \$50). All Board members are expected to meet a few minutes early to set up and move tables and chairs.*

### **6.4 Landscaping & gardening lottery**

The specific of the lottery was discussed. The Board will pay for soil and clean out the planters. Winners of the lottery are responsible for purchasing their own plants/seeds/flowers.

*Action: KDM to make changes to the newsletter.*

## **7 New Business**

### **7.1 Repairs & Maintenance**

#### **Parkade cleaning**

Spring parkade cleaning is scheduled for Tuesday April 30 between 12:00 and 4:30. Alex put together signs and will be posting them around the building.

#### **Water Damage**

Alex provided an update on a few units that experienced water damage to common property.

1. Unit 402 – occurred in February 2012, repairs have just been complete.
2. Unit 440 – water damaged caused from a dishwasher leak. Caused damage to the floors and island. Alex is currently in contact with the insurance companies and is waiting an estimate for the repairs.
3. Unit 224/324 – caused by a toilet in unit 324 (failed fill valve in 324), which caused water damage to the ceiling of 224.

Common property is the responsibility of the condo. Alex is still waiting to receive final quotes/invoices and will bring the information back to the Board. The insurance premium for property damage is \$5,000. Therefore, the cost of the repairs will likely come from the contingency fund.

### **7.2 Building walk through**

Ron to take new Board members for a walk through around the building.

## **8 Adjournment**

**Motion** to adjourned the meeting at 7:31 pm

**Moved:** Shannon

**Second:** Martin

**Carried**

**Next Meeting** – May 17 2013 @ 6:30pm in the amenities room

Prepared by Alex Zovighian, KDM Management