

APPROVED

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

**BOARD MEETING
MINUTES**

When: July 17, 2013

Where: Amenities Room

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

Alex Zovighian, KDM Management Inc.

No. Item

1 Call to Order

Meeting was called to order by Rob at 6:36pm.

3 Approval of Agenda

Motion to approve the agenda as amended

Moved by: Shannon

Seconded by: Jackie

Carried

4 Approval of Previous Minutes: (deferred to next meeting)

Motion Moved by:

Seconded by:

5 Reports

5.1 Financials

The June monthly financials were briefly discussed and overall we are tracking to 2012/2013 budget. Cut off date for closing the books is 25th of the month - therefore, June utilities are not included in this months actuals which is why we appear under budget. They will be included as part of July's actuals.

Motion to accept as information only

Moved by: Jackie

Seconded by: Nicole

Carried

6 Business Arising from Previous Minutes

6.1 Reserve Fund Study Status

The reserve fund study through Wade Engineering has started. They have done preliminary work on roof, boiler room etc. They now require access to residents units to look at windows etc. to get general idea of interior. The Board will potentially get a draft for September.

6.2 Exterior Deficiency List

Alex received a phone call from Landmark – they were here over the last few days. Landmark will

be planting more bushes, replacing some trees and filling in some of the spaces in the mulch. Will be one over the next couple of days.

6.3 Janitorial

Letter sent out June 26 with notice until July 31 to improve quality of work. Cleaning by Trish responded with a letter and suggestion to put a communication book in the janitor closet to communicate back and forth with the Board. Cleaning does seem to be improved.

7 New Business

7.1 New Water Damage

KDM emergency line received a phone call at 545 am on July 1 from a second floor resident. The resident experienced water in his/her suite. Alex instructed the resident to knock on the door of the suite above (3rd floor). They were experiencing the same issue and the water was coming from the 4th floor. Alex called a remediation company, plumbers, and locksmith etc to deal with the issues. Plumber and locksmith came and got into 4th floor. Toilet bowl was over flowing with water. Flapper had worn out and the line was plugged. Water also leaked into the parkade. Remediation went into all 4 units. Monday night owner of unit 133 called Alex. Tuesday night 433 came home and contacted Alex.

Alex contacted our insurance broker. Still waiting for quote for repair work. Once quote goes into broker they will contact Alex.

7.2 2013/2014 Operating Budget

The Board reviewed and drafted a 2013/2014 operating budget. The budget is still in draft form and required further thought and discussion.

7.3 New pet registration form

111 is registering 'Chia' a Jack Russell Grey Hound. Will be under the height requirements of the by laws.

Motion to adjourned approve pet request

Moved: Shannon

Second: Nicole

Carried

8 Adjournment

Motion to adjourned the meeting at 8:25 pm

Moved: Nicole

Second: Jackie

Carried

Next Meeting – Aug 21, 2013 @ 6:30pm in the amenities room

Prepared by Shannon Kachurovski, Secretary