

APPROVED

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

**BOARD MEETING
MINUTES**

When: August 21, 2013

Where: Amenities Room

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

Alex Zovighian, DelCasa Management Inc.

Regrets: Nicole Twerdy

No. Item

1 Call to Order

Meeting was called to order by Kate at 6:26pm.

3 Approval of Agenda

Motion to approve the agenda as amended

Moved by: Rob

Seconded by: Martin

Carried

4 Approval of Previous Minutes: to approve the July minutes as amended

Motion Moved by: Martin

Seconded by: Rob

5 Reports

5.1 Financials

Reviewed July financials. Tracking to budget for the most part – water is higher than budgeted.

Motion to accept as information only

Moved by: Shannon

Seconded by: Martin

Carried

6 Business Arising from Previous Minutes

6.1 Exterior landscaping

Royal contracting submitted a quote. We have previous experience with Royal Contracting when landmark installed the initial trees. The quoted \$1,800 to do backfill around property, pruning and grass seed. Royal also estimates we will need 80-100 yards of mulch (1 yard equals approximately \$75 dollars).

Motion to approve Royal Contracting
Moved by: Rob
Seconded by: Shannon
Carried

6.2 Operating Budget

The Board did a final review on the draft budget with no further changes. The Board in confident with an overall increase of 6.9%.

Motion to approve Operating Budget 2013/2014 at \$622,250.96
Moved by: Shannon
Seconded: Martin

7 New Business

7.1 Weekly grass Maintenance

- Rob talked to Solstice about the garbage on grounds.
- Going to remove the goalie nets and move to storage in parkade until someone claims them.
- Agreed that we need an outdoor grounds maintenance person; however these people are hard to find.
- Agreed to seed that dead grass out front
Action Item: Kate to purchase grass seed.

7.2 Toilet Notice

Alex shared notice about the running toilets. Board agreed to send the notice along with a letter to all owners. The letter will be sent out with the budget notice.

7.3 Unit 138

This is a Casawise unit. The resident fell asleep while cooking and as a result burned their stove, the counter and their floor (lino). They contacted their insurance company and the insurance company is only covering the depreciated value of their stove. The tenant came back to see if the Board was going to cover the balance of the cost. End result: tenants insurance is going to cover the cost.

7.4 internet

The internet downstairs for 2 security cameras as not worked for two months. They are still recording but the access to the feed is limited. The IP address isn't working. Going to get a reduce rate for insurance over the last 2 months.

8 Adjournment

Motion to adjourned the meeting at 7:26 pm
Moved: Shannon
Second: Rob
Carried

Next Meeting – Sept 18, 2013 @ 6:30pm in the amenities room

Prepared by Shannon Kachurowski, Secretary