

Board Minutes
MacEwan Gardens II
 CONDOMINIUM CORPORATION No. 092 4818
 263 MacEwan Gardens

BOARD MEETING
MINUTES

When: Wednesday, January 15, 2014

Where: MacEwan Gardens II Amenities Room

Present: Kate Marchessault
 Rob Mastel
 Jacqui Doucet
 Nicole Twerdy
 Martin Sparks
 Pat Paul
 Melanie Russett

Alex Zovighian-KDM Management Inc.

MINUTES

| <i>No.</i> | <i>Item</i> |
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| 1.0 | Call to Order: Kate called the meeting to order at 6:30 pm |
| 2.0 | Presentations - No Presentations |
| 3.0 | Approval of Agenda |
| | Motion to accept the agenda as amended to add 7.5 website. Moved: Martin Second: Nicole Carried |
| 4.0 | Approval of Previous Minutes |
| | Minutes from November 2013 are still with the previous secretary, and Alex and Kate are endeavoring to retrieve them. |
| 5.0 | Reports |
| | <p>5.1 Financial Report December financials have been reviewed by Treasurer, Jacqui who questioned the line item regarding common area expenses, which Alex explained were the repair costs for the flooding issues for suites and because it was an insurance claim there will be money for some or all of those costs will be covered by insurance minus the deductible.</p> <p>5.2 Management Report Alex reported on the fire alarm that went off shortly after midnight, December 3rd. Paragon Mechanical attended the night of as well as the next day. The motor for the SE unit has been replaced. Alex says the cost should be about \$1000.00. Issues that arose from the event were the lack of a comprehensive zone map for the alarm system, as well as not knowing where all the breakers for systems are located. Over the Holidays there were a number of complaints regarding the lack of heat in some of the 4th floor suites. These required several visits by a plumber and/or handyman who dealt with each issue and left suites with heat. One owner who had the plumber visit three times, became very frustrated the weekend before Christmas and contacted both Jacqui and Kate. This matter was brought to Alex's attention and he dealt with it The casing on the exit door going into the courtyard adjacent to the janitor room has been removed in order to inspect and dry out and now the casing needs to be replaced. This style of casing is no longer available, Ron has tried sourcing this out but no luck so far. Rental mats through Canadian Linen were laid on December 20th and had not been changed out once. They attended on Tuesday, January 14th but did not change out all the mats. Alex will follow up.</p> |

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| 6.0 | Business Arising from Previous Minutes and Operations Report |
| | <p>6.1 Annual General Meeting The AGM took place on December 4, 2013. The following board members moved into the second year of their two year term: Rob Mastel, Kate Marchessault, Jackie Doucet, Martin Sparks and Nicole Twerdy. Newly elected members are Melanie Russet and Pat Paul. The executive position of Secretary is vacant, however no one wants to take it on. Decided that the taking of minutes at each meeting will be determined by drawing straws. Kate will bring her laptop to the meetings to be used for the taking of minutes.</p> |
| 7.0 | New Business |
| | <p>7.1 Fire Alarm on December 5th, 2013- See Management report.</p> <p>7.2 Heating on the 4th floor See Management report.</p> <p>7.3 Gardening Collective Due to the inability to find gardeners/landscapers to weed, clean beds and the yard area at a reasonable cost, the board would like to convene a Gardening Collective seeking residents who are interested in earning some extra money this spring to do this work. Board discussed and agreed that \$20 per hour is a fair remuneration and agreed that one person is needed to coordinate the collective and that person would be paid \$22 per hour. The spring newsletter will inform residents of this opportunity.</p> <p>7.4 Bylaw Enforcement Procedure Alex explained the typical procedure when there is a complaint received or there is an visible bylaw infraction. Warning letter is issued whether it be a general notice or specific to a Unit and then if the infraction continues or there is no resolution since the warning letter a fine is issued. It is always recommended to fine the maximum of \$250, as it seems to get the Owners attention. If the Owner wishes to appeal a fine or warning they can make a written or person appeal to the Board.</p> <p>7.5 MacEwan Gardens II Website As deferred from 2013, the board would like to have a website developed and have asked Alex to get in touch with the man who does the MGI website. Agreed that we do not want to pay a monthly fee for uploads, but prefer to have the access to do it ourselves</p> |
| 8.0 | <p>Adjournment Motion that the meeting be adjourned. Moved: Jacqui Second: Nicole Carried</p> |
| | <p>Meeting adjourned at 8:23 pm. Next Meeting – February 19th, 2014 at 6:30 pm in the Social Amenities room.</p> |

Prepared by Kate Marchessault, President