

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

**BOARD MEETING**  
**MINUTES**

**When:** Wednesday, February 19, 2014

**Where:** MacEwan Gardens II Amenities Room

**Present:** Kate Marchessault  
 Rob Mastel  
 Jackie Doucet  
 Nicole Twerdy  
 Pat Paul  
 Melanie Russett  
 Alex Zovighian-KDM Management Inc.

**Regrets:** Martin Sparks

**MINUTES**

<i>No.</i>	<i>Item</i>
<b>1.0</b>	<b>Call to Order:</b> Kate called the meeting to order at 6:33 pm
<b>2.0</b>	<b>Presentations -</b> No Presentations
<b>3.0</b>	<b>Approval of Agenda</b>
	<b>Motion</b> to accept the agenda as amended to add 7.5 website. <b>Moved:</b> Jackie <b>Second:</b> Rob <b>Carried</b>
<b>4.0</b>	<b>Approval of Previous Minutes</b>
	Motion: to accept the Minutes of the January 15 2014 Board meeting <b>Moved:</b> Jackie <b>Seconded</b> Nicole <b>Carried</b>
<b>5.0</b>	<b>Reports</b>
	<p><b>5.1 Financial Report</b>            January financials have been reviewed by Treasurer, Jackie and Alex, the current financial position is good, the Utilities are on budget. Once the Audit is completed we will have an understanding of where we are in regards to the balance in Reserve Fund and Operating. The Final Audit is expected by the next Board meeting</p> <p><b>5.2 Management Report</b>            On February 1 the parkade sweep was done for the 2<sup>nd</sup> time this season, the third sweep will take place early May. This time around there was very few cars that were left in their stalls. Letters will go out to the stalls.            This past week the front fire panel became defective and was no longer able to receive Direct Current power from it was only reading from Alternate Current, the internal batteries. The panel needed to be replaced immediately as this is a life safety device. The new panel was installed all zones will be labelled correctly.            The Fire Alarm testing for the building took place February 20, sprinkler system extinguishers, all systems completed. Report will be forward to KDM            On January 30<sup>th</sup> there was an incident where vehicles were broken into, surveillance footage was turned over to the EPS. It is believed that they may have had a opener to gain entry. Alex will review all reported lost openers over the last year and make sure that they are deleted from system. Alternatively the Board can delete the entire system and reprogram. Notices would be provided to Owners that on specific dates the openers would be re programed. Another option would be to upgrade the system completed to be incorporated with a fob security system</p>

<b>6.0</b>	<b>Business Arising from Previous Minutes and Operations Report</b>
	<p><b>6.1 Fire alarm front panel</b> Already spoken about in management report</p> <p><b>6.2 Board website</b> Alex contacted Mapletech Consulting from MacEwan Gardens I and is getting 2 quotes: 1 for maintaining and 1 for just the initial site</p> <p><b>6.3 Janitorial – New Company Jan Dan</b> Good feedback about the new janitor. Almost \$2000 for additional cleaning such as baseboards and high dusting to bring it back up to acceptable state. 2 minor issues and they were notified and gave good response. Going forward all communication is to go through Alex.</p>
<b>7.0</b>	<b>New Business</b>
	<p><b>7.1 Unit 405 missing pet</b> - Feb 16<sup>th</sup> a small corn snake went missing. Resident has been compliant and responsible. It is still missing as of the date of this meeting.</p> <p><b>7.2 Alarm Testing/Inspection</b> - discussed during management report</p> <p><b>7.3 Board decisions/discussion between meetings</b> - If a decision regarding bylaws or major expenditures is required between meetings then it is done via email.</p> <p><b>7.4 Social Room Furniture</b> - Approximately \$400 remaining from special assessment. New table chairs in the amenities room. Parsons chair, no arms, vinyl/pleather seat. \$65/chair, go forward with purchasing 12 for a total of approximately \$780. Jackie to manage this. Approximately \$200 from room rentals. Kate to sell remaining chairs on Kijiji to help with the difference.</p> <p><b>7.5 Visitor Parking</b> Frequent notes in mailroom regarding visitor parking, always an anonymous person. Kate left a letter to respond to ask if they would like to be the bylaw writer.</p>
<b>8.0</b>	<p><b>Adjournment</b> <b>Motion</b> that the meeting be adjourned. <b>Moved:</b> Jacqui <b>Second:</b> Nicole <b>Carried</b></p>
	<p><b>Meeting</b> adjourned at 7:55 pm. <b>Next Meeting – March 19<sup>th</sup>, 2014 at 6:30 pm in the Social Amenities room.</b></p>

Prepared by Melanie Russett