

DRAFT

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

BOARD MEETING
MINUTES

When: March 19, 2014 at 6:30 pm

Where: Social Amenities Room, MacEwan Gardens II

Present: Kate Marchessault
Rob Mastel
Jackie Doucet
Nicole Twerdy
Pat Paul

Alex Zovighian, KDM Management Inc.

Regrets: Martin Sparks
Melanie Russet

<i>No.</i>	<i>Item</i>
1.0	Call to Order Kate offered to take minutes so Rob will chair. Rob called the meeting to order at 6:35 pm.
2.0	Presentations N/A
3.0	Approval of Agenda Board members would like to add Reserve Fund Study (6.7) Reprogramming of parkade remotes (6.8) and appointment of Secretary (6.9) Motion to accept the agenda as amended. Moved: Jackie Second: Nicole Carried
4.0	Approval of Previous Minutes Motion to accept the minutes of the February 19, 2014 board meeting with the correct spelling of Jackie's name and a few grammatical corrections. Moved: Jackie Second: Nicole Carried
5.0	Reports 5.1 Financial – Utilities are overall in line YTD, nothing unexpected as noted by Treasurer, Jackie. The 2013 audit has been finalized and was signed by the Board. 5.2 Management Report – deferred to agenda items and will be offered then
6.0	Business Arising from Previous Minutes 6.1 Website MG2.ca has been secured. The board had wanted administrative access but they are reluctant to give this up, instead they have countered with the suggestion that having a liaison, most likely Alex. There is the ability to set up a mailout to owners/residents if they opt to. Initial build is \$500 and monthly \$75.

	<p>6.2 Janitorial favorable feedback from residents, the common areas seem to stay cleaner longer.</p> <p>6.3 Missing pet from unit 405 The snake that resident thought had escaped the suite never left and was unfortunately killed by the suite owner's cat. Affirmed with board members that reptiles are allowed according to the pet by-law.</p> <p>6.4 Amenities Room Chairs – new chairs have been sourced and the cost approved, Jackie will purchase</p> <p>6.5 Visitor Parking – 2 weeks ago, a blitz was done on the Visitor Parking stalls and 12 vehicles were ticketed or given a warning and two vehicles were towed. The board has since received an email request from a resident to waive the ticket, claiming no knowledge of visitor parking policies. Board will not revoke the ticket as in violation of the MGII visitor parking policies. Which have been posted throughout the building. Alex is waiting to hear back from the city on the proper wording of signage for the visitor stalls so that we can affix a sign above each visitor stall, which will ensure there is no doubt who can park there and for how long.</p> <p>6.6 Parkade parking sweep – 6 vehicles didn't move their vehicles; Alex is dealing with follow –up.</p> <p>6.7 Reserve Fund Study – Alex has reviewed, Ron B. has reviewed, Kate is almost ¾ through and will give Alex her comments next board meeting. Alex will compile all comments and return the draft to Wade Engineering for revision. Once the study is finalized, the board needs to consider whether special assessments are necessary or a multi – year plan of increased condo fees will</p>
7.0	New Business
	<p>7.1 Newsletter – a draft was circulated, however as we have received communication from a landscaping company in regards to providing a quote for yard maintenance, we are holding off on the newsletter for now as it talks about a gardening collective</p> <p>7.2 Spring Cleanup – Solstice will be doing a major cleanup likely late April, depends on the weather. Kate noted a huge number of cigarette butts in the west courtyard so Alex will send out a number of letters to owners of suites that the butts could have come from to narrow it down and remind residents it is a fineable offence to toss their butts off their balconies.</p> <p>7.3 Main Entrance Vestibule- Rob is getting a tile guy to come and give us a quote for tiling the vestibule in a manner similar to the lobby tiling as the vestibule looks pretty beaten up. It would also need a paint job.</p> <p>7.4 Appointment of Secretary – Nicole has offered to take on the responsibilities of Secretary and take minutes at the meetings if she can use Kate's laptop. Therefore a Motion to appoint Nicole as Secretary was Moved: Jackie Second: Pat Carried</p>

8.0	Adjournment The meeting was adjourned 8:23pm
	Next Meeting – Wednesday, April 16, 2014 at 6:30 pm.

Prepared by Kate Marchessault, President