

DRAFT

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

**BOARD MEETING  
MINUTES**

**When:** August 18, 2014 at 6:30 pm

**Where:** Social Amenities Room, MacEwan Gardens II

**Present:** Kate Marchessault  
Rob Mastel  
Jackie Doucet  
Pat Paul

Alex Zovighian, KDM Management Inc.

**Regrets:** Nicole Twerdy  
Martin Sparks

<i>No.</i>	<i>Item</i>
<b>1.0</b>	<b>Call to Order</b> Kate called the meeting to order at 6:34 pm.
<b>2.0</b>	<b>Approval of Agenda</b>
	<b>Motion</b> to accept the agenda as set <b>Moved:</b> Jackie <b>Second:</b> Pat <b>Carried</b>
<b>3.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion</b> to accept the agenda as offered <b>Moved:</b> Jackie <b>Second:</b> Rob <b>Carried</b>
<b>4.0</b>	<b>Reports</b>
	<b>4.1 – Financials – on track still</b> <b>Motion</b> to accept the monthly financial statement as information only <b>Moved:</b> Jackie <b>Second:</b> Rob <b>Carried</b> <b>4.2 Operating Budget for 2014/2015</b> – Alex has drawn up two different budgets, based on the outcome of the Reserve Fund Study and whether we want to “catch-up” to the recommended fund level all at once or over a few years. The Operating Budget excluding any reserve fund payments needs to increase and requires some adjustment in areas that showed a plus or minus variance from budget. The Board reviewed both budgets, and after discussion, decided to go with a 10% increase in the budget and a Special Assessment in the spring to bring the reserve fund up to the level required. Alex to revise the budget as requested and mail out the notification of condo fee increases and special assessment to owners now. There will be a very reasonable period of time allotted for payment of the assessment which will average around \$750 per unit. <b>4.3 Reserve Fund Study</b> – was discussed as above
<b>5.0</b>	<b>Business Arising from Previous Minutes</b>

	<p><b>5.1 Landscape/Flower Bed Contract</b> – Seasonal Impact has still to finish cleaning out the brick planters in the courtyards and use the mulch from them to fill bare patches on the property</p> <p><b>5.2 Insurance Claim Units 435/335</b> – Rainbow Restoration has had delays on door orders (the ones kicked in by the Fire Dept.) Our insurer is keeping them on track to have these all here and installed by the end of September.</p> <p><b>5.3 Visitor Parking Enforcement</b> – always lots of space after a ‘blitz’ then after a few weeks, people start parking in them again. We will continue to be diligent about enforcing the protocol.</p> <p><b>5.4 Building Maintenance</b> – Ron has been busy filing holes in suite doors in preparation for painting as many doors have big chips or even chunks out of both the doors and frames and as the material underneath is off – white it really shows up against the burgundy paint and looks bad. He painted the front vestibule and it is much improved.</p>
<b>6.0</b>	<b>New Business</b>
	<p><b>6.1 Reserve Fund Study - previously discussed</b></p> <p><b>6.2 Fire Inspection Report</b> –</p> <p><b>6.3 Visitor Parking Signs</b> – now that we know the required wording, Kate will ask her printer to have the stickers done up.</p> <p><b>6.4 Fire Safety Annual Inspection</b> – has been done and Alex will insure that all the deficiencies and replacements are addressed</p> <p><b>6.5 Balcony Policies</b> – Kate noted then when cleaning up the yard, on more than a couple of occasions there have been “Puppy Pee Pads” that have blown off resident’s balconies. Board discussed whether this was an appropriate use of the balcony and all are agreed that it is not. We cannot tell where the pee pads that have blown off, came from, but in future and perhaps before the cold weather sets in, we can inform residents that their use is not allowed.</p>
<b>7.0</b>	<b>Resident Correspondence/Email</b>
	None.
<b>8.0</b>	<b>Next Meeting Date</b>
	<b>8.1</b> September 17, 2014 6:30 pm in the Amenities Room
<b>9.0</b>	<b>Adjournment</b>
	<b>9.1</b> Meeting was adjourned at 7:48 pm