

Approved

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

BOARD MEETING
MINUTES

When: September 17, 2014 at 6:30 pm

Where: Social Amenities Room, MacEwan Gardens II

Present: Martin Sparks
Rob Mastel
Pat Paul

Alex Zovighian, KDM Management Inc.

Regrets: Kate Marchessault
Nicole Twerdy

<i>No.</i>	<i>Item</i>
1.0	Call to Order Rob called the meeting to order at 6:45 pm.
2.0	Approval of Agenda Motion to accept the agenda as set Moved: Pat Second: Martin Carried
3.0	Approval of Previous Minutes Motion to accept the agenda as presented Moved: Pat Second: Rob Carried
4.0	Reports 4.1 – Monthly Financials The August financials were reviewed, Month to date a few anomalies presented such as Janitorial. Jan Dan Custodial submitted several backed invoices at once and they were paid in August. Year to date we are under Budget. Utilities such as Electricity are over budget but water and gas is under. Adjustments were made in the Budget for the next fiscal year. Motion to accept the August monthly financial statement as information only Moved: Martin Second: Pat Carried 4.2- Operating Budget October 1 2014- September 30 2015 The new operating Budget was mailed to all Owners September 4 2014. The has been only a few phone calls but everyone seems to be understanding.

5.0	Business Arising from Previous Minutes
	<p>5.1 Insurance Claim Units 435/335 – the rebuild process has been progressing, doors have arrived and have been installed. Rainbow has assigned a new coordinator to get the job completed</p> <p>5.2 Visitor Parking Enforcement – Nicole has continued with the monitoring and have been quite successful</p> <p>5.3 Building Maintenance – There was some damage done to the front vestibule where Ron had to remove the fire department box and repair the drywall.</p> <p>5.4 Reserve Fund Study - The Reserve Fund Study is finalized and is available. It will be placed on the new website so if Owners want to review they may. Discussion on whether it should be printed and distributed to all Owners was done and decided that it may not be cost effective as not everyone will utilize it. Those interested will be directed to the website</p> <p>5.5 Corporation Website/new Board email The Website is now up and running www.macewangarden2.ca there is information in regards to the building/policies and minutes available on the site. There will also be a new Board website available. board@macewangardens2.ca once it is all set up we will transfer from the gmail account.</p> <p>5.6 Balconies/pets Alex has done up a general notice that can be posted in regards to pets doing their business on common property and balconies.</p>
6.0	New Business
	<p>6.1 Unit 440/441 Last week the residents in 440 were horse playing in the hallway and cause damage to the door frame of Unit 441. Alex has contacted the both Owners and the original icarpenter of the Unit doors for repairs Unit 441 will be responsible for the costs</p> <p>6.2 Utillies T he current contractor gas and power with Enmax will expire at the end of October 2014. Alex will contact them for current rates and bring to Rob Mastel for siging.</p>
7.0	Resident Correspondence/Email
	Unit 412 wrote on email in response to the warning letter received from the Board in regards to someone throwing cigarette butts from her balcony. She claims that it was not her or her guests. The Board is adamant that it was a male guest from the suite. The Warning letter stands.
8.0	Next Meeting Date
	8.1 October 15, 2014 6:30 pm in the Amenities Room
9.0	Adjournment
	9.1 Meeting was adjourned at 7:40 pm