

**DRAFT**

**MacEwan Gardens II**  
CONDOMINIUM CORPORATION No. 092 4818  
**263 MacEwan Gardens**  
**BOARD MEETING**  
**MINUTES**

**When:** February 24, 2015

**Where:** Amenities Room

**Present:** Kate Marchessault  
Nicole Twerdy  
Janice Bezan  
Pat Paul  
Laura Giroux  
Alex Zovighian, KDM Management Inc.

**Regrets:** Rob Mastel  
Martin Sparks

<b>No.</b>	<b>Item</b>
<b>1.0</b>	<b>Call to Order</b> Kate called the meeting to order at 6:33 pm.
<b>2.0</b>	<b>Approval of Agenda</b>
	<b>Motion to accept the agenda with the addition of 6.3 Parkade Sweep</b> <b>Moved:</b> Pat <b>Second:</b> Janice <b>Carried</b>
<b>3.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion to accept the minutes of the January 20, 2015 Board Meeting.</b> <b>Moved:</b> Laura <b>Second:</b> Nicole <b>Carried</b>
<b>4.0</b>	<b>Reports</b>
	<b>4.1 Motion to accept the financials as information only.</b> <b>Moved:</b> Nicole <b>Second:</b> Pat <b>Carried</b>
	<b>4.1.1 Special Assessment</b> The special assessment was discussed in August 2014 as part of the 2014/2015 budget and as a result of the reserve fund study. The Board opted for a conservative increase to fees and a special assessment to bring the reserve fund up to the level required. Letters were mailed to owners in September 2014 giving notice of the fee increase and the assessment.  <b>Motion:</b> To approve a onetime special assessment for the reserve fund of \$110,000 to be divided by unit factors and assess to each Unit. Notice will be provided March 2015 and full payment due by August 31, 2015 or payment in full upon sale of the Unit. <b>Moved:</b> Janice <b>Second:</b> Nicole <b>Carried</b>

<b>5.0</b>	<b>Business Arising from Previous Minutes</b>
	<p><b>5.1 Board Website</b> A gmail calendar has been added to the site. The Board can add information to the calendar as events through our gmail account.</p> <p><b>5.2 Snow Removal</b> The Board agrees that generally snow removal has been going well this season.</p> <p><b>5.2.1 Ice</b> A comment was received regarding ice on the front steps. Our snow removal company was there later the same day. The possibility of gravel box will be considered for next winter.</p> <p><b>5.3 Water Claim 205/105</b> Water damage was more extensive than previously thought. The adjustor will review the repair quote and a second quote will be sought for comparison before a recommendation is made to the Board.</p> <p><b>5.4 Newsletter</b> The newsletter will include the usual reminders.</p>
<b>6.0</b>	<b>New Business</b>
	<p><b>6.1 Landscape</b> <b>6.1.1 2015 Contract</b> Our current contract with Solstice is up for renewal April 15. The Board reviewed the new proposal from Solstice. We also received and reviewed a lawn service quote from Seasonal Impact. <b>Motion: To continue with Solstice as our landscaping provider for the period April 15 2015 to April 15 2017.</b> <b>Moved:</b> Pat <b>Second:</b> Nicole <b>Carried</b></p> <p><b>6.1.2 Upgrades</b> In 2014 we received upgraded lawn service - weeding, maintaining mulch beds, planters etc - on an as needed basis from Seasonal Impact. Alex will seek a quote from Seasonal Impact for 2015.</p> <p><b>6.2 Annual Fire Safety Inspection</b> Today was the annual inspection which includes checks for sprinklers, alarms, emergency lighting and fire extinguishers. It went very well. One emergency light will have the battery pack replaced. It is time for extinguishers to be recharged. They will be replaced with temporary extinguishers while the recharging occurs.</p> <p><b>6.3 Parkade Sweep</b> The sweep is scheduled for next week March 2. Sweeps are done to minimize dust during the winter. In May a sweep, scrub and line painting will be scheduled. The date will be posted on the website calendar, as well as in the building. Parkade note - the garage door damaged 10 days ago, parties involved will be billed.</p>
<b>7.0</b>	<b>Resident Correspondence/Email</b>
	The Board received a comment about the ice on the front steps see 5.2 above.
<b>8.0</b>	<b>Next Meeting Date</b>
	March 18, 2015 at 6:30 pm in the Amenities Room
<b>9.0</b>	<b>Adjournment</b>
	<p><b>Motion that the meeting be adjourned.</b> <b>Moved:</b> Kate <b>Second:</b> Laura Meeting adjourned at 7:35 pm.</p>

Prepared by Laura Giroux, Secretary