

Approved

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

When: January 27, 2016

Where: Amenities Room

Present: Kate Marchessault
Rob Mastel
Pat Paul
Martin Sparks
Laura Giroux
Alex Zovighian, KDM Management Inc.

No.	Item
1.0	Call to Order
	Kate called the meeting to order at 6:34 pm.
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda as amended. Moved: Martin Second: Laura Carried
4.0	Approval of Previous Minutes
	Motion to accept the minutes of the November 18, 2015 Board Meeting. Moved: Laura Second: Pat Carried
5.0	Reports
	5.1 December Financials Motion to accept the December financials as information only. Moved: Pat Second: Rob Carried
6.0	Business Arising from Previous Minutes
	6.1 Annual General Meeting The meeting took place December 2. There was lower turnout than hoped for.
	6.2 Bike Rack Clean up Clean up occurred on November 26. Some bikes were not removed before the deadline and have been moved to storage. Residents can contact Alex regarding their removed property. A \$50 storage fee will be charged to have bicycles returned.
	6.3 Large Garbage Removal Notices were posted before Christmas to alert residents to this ongoing issue. We have noticed a decrease in large items, and in several instances reports have been made to Alex resulting in charge back fees to the offenders.

7.0	New Business
	<p>7.1 Theft of Fitness Room television The television in the fitness room was removed sometime between the evening of Thursday January 21 and Saturday January 23. It was noted by Deb who tidies our fitness room. It will not be replaced at this time. Ron will patch the wall</p> <p>7.2 Theft in Storage Rooms Over the holidays one of the storage rooms was vandalized. The police were involved and an arrest has been made. In order to minimize access to these rooms we have received a quote to rekey the storage rooms so that only those residents with a storage cage would have access to their particular room (rather than anyone with a building key). Alex will verify what is included in the quote this will go ahead. Residents with storage cages will be notified about receiving new keys.</p> <p>7.3 Cameras in Common Areas Cameras are being considered for the lobbies of each floor to increase security. We have asked for a quote to also include cameras for the lobby, vestibule and east & west doors. This would be a capital expense. Alex will send the quote to the Board for consideration when it is ready.</p> <p>7.4 Amenities Room Cleaning We had a very busy season of holiday rentals. An extra cleaning is suggested to cover items that aren't regularly cleaned as part of the rental agreement. Deb would be interested in taking this on.. \$250 will be offered for an itemized list of requirements.</p> <p>7.5 Spring/Summer Landscaping - wishlist We will be offering brick planters to residents again this summer. Details will be included in our newsletter. There has been a concern about damage to the lawn from people walking on it near the front entrance. Alex will get quotes for fencing to prevent this. The Board is asked to consider if there are any improvements to landscaping they would like to make this year.</p> <p>7.6 Resident Help to Board The Board has received an offer of help from a resident. We will review some options in particular monitoring the east and west parking lots and calling Bylaw.</p> <p>7.7 Resident Concerns There was discussion surrounding a car that was left in front of the elevator vestibule and a concerned resident. Alex does have resident contact & emergency contact information and in this instance he was able to contact the resident concerned. It is a good idea to make sure your resident information is up to date with Alex. In most instances however, residents are responsible for their own units (for example if you are locked out of your unit KDM does not have unit keys, you are responsible for calling a locksmith) .</p> <p>7.8 Alteration Approval to Unit 134 - notification We received notice that the owner will be installing laminate flooring. Alex has provided the resident with the appropriate soundproofing requirements and asked her people to provide him with evidence of compliance. The work expected in February and the resident has been asked to notify the nearest neighbors as a courtesy.</p> <p>7.9 Unit 102 Pet Registration - notification We received notice of a new pet.</p>
8.0	Resident Correspondence/Email
	No correspondence to report
9.0	Next Meeting Date
	February 17, 2016 at 6:30 pm in the Amenities Room
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Kate Second: Laura Meeting adjourned at 7:38 pm.</p>