

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

When: May 30, 2016

Where: Amenities Room

Present: Kate Marchessault
 Pat Paul
 Laura Giroux

Regrets: Rob Mastel
 Alex Zovighian, KDM Management Inc.

No.	Item
1.0	Call to Order
	Kate called the meeting to order at 6:34
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda. Moved: Pat Second: Laura Carried
4.0	Approval of Previous Minutes
	Motion to accept the minutes of the April 18, 2016 Board Meeting. Moved: Laura Second: Kate Carried
5.0	Reports
	5.1 April Financials Motion to accept the April draft financials as information only. Moved: Laura Second: Pat Carried
6.0	Business Arising from Previous Minutes
	6.1 Building cleanup A vendor has been selected for the pressure washing to clean up the building exterior. We are at the top of the list but we are waiting for the weather to improve before the work takes place. A test wash will also take place to test the effect on the exterior. We hope to have notice of the start date so we can post information for residents.
	6.2 Interior hallway maintenance We hope painting will begin next week, one floor at a time. If we receive notice of the date, signage will be posted for residents. The board will ask Alex to request that the painters post ample signage to avoid accidents.
	6.3 Security Cameras Cameras have been installed to give a panoramic view of lobbies on the 2nd, 3rd and 4th floors and they are being tested to ensure each one is recording as needed.

	<p>6.4 Landscaping Spring cleanup has taken place. We have the same lawn care vendor as before and Seasonal Impact will continue to maintain the beds. They have been given the go ahead to do our front door planters and we are currently waiting for their quote on a natural barrier on either side of the concrete outside the front entrance. They provided a quote of \$58 per hour to weed the brick planters in the back courtyards and estimate them taking one hour each time they are on site. Kate pointed out that none of these service providers take care of watering beds, planters or the lawn. She and Pat have provided a quote of \$400 per month to weed the brick planters after planting perennials; a combination of peonies, roses and day lilies AND do all the watering on the property for the season - June to October. No decision on this was made as board would like to hear from Rob. Kate also suggested looking into lawn signs as a less costly way of deterring people from walking across the lawns as well as allowing their dogs to do their business out there. She will get some designs and prices and share with the board for consideration. The front lawn is looking poor with many dead grass spots and there is a stretch of the boulevard that is completely devoid of grass. As the front is that first impression potential buyers get, the board wants to ensure every effort is made to keep it looking clean and well maintained.</p> <p>6.5 Storage room locks We have received keys to distribute so that storage rooms can be re-keyed. Residents will need ID to pick up their keys. The keys will be available for pick up in the amenities room on Thursday evening June 2 and Sunday June 4 in the afternoon. After these dates keys will be available from Alex at the KDM office in St. Albert. Notices have been posted around the building to let residents know about the change, the dates for pickup and what information we will need from them. We would like to confirm with the management company that letters are being sent to the owners of rental suites so they are aware of this change.</p>
7.0	New Business
	<p>7.1 Construction Policy Owners who wish to do renos to their suites need to get in touch with the management company to see if their plans require permits, if there are specific conditions they must comply with such as soundproofing, sound by-laws, disposal of construction refuse etc. as well as the expected protocol regarding informing neighbours of the proposed activity. Kate stated that this and other policies such as moves and pet behavior should be incorporated into an MGII Policy Manual. All policies and procedures created would provide clear steps to ensure compliance with our by-laws. Kate has offered to take this on with the intention of having a manual completed by the next AGM. Any ideas for what should be included in this manual can be forwarded to Kate. .</p> <p>7.2 Amenities room rental There was a complaint about the electronics not working during a rental. The resident was able to use the room for their primary purpose and will receive a partial refund of \$20. The TV setup will be reviewed and then some operation instructions will be created for renters use.</p> <p>7.3 WCB for the Corporation It is recommended that the Corporation carries a general WCB in order to cover any workers that may be employed that does not carry WCB such as our handyman. The Board of Directors instructed KDM to proceed</p>
8.0	Resident Correspondence/Email
	No correspondence to report
9.0	Next Meeting Date
	Wednesday June 15, 2016 at 6:30 pm in the Amenities Room

10.0	Adjournment
	Motion that the meeting be adjourned. Moved: Kate Second: Laura Meeting adjourned at 7:30

Prepared by Laura Giroux, Secretary