

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

**When:** June 15, 2016

**Where:** Amenities Room

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

No.	Item
<b>1.0</b>	<b>Call to Order</b>
	Kate called the meeting to order at 5:36
<b>2.0</b>	<b>Presentations</b>
	<b>No presentations</b>
<b>3.0</b>	<b>Approval of Agenda</b>
	<b>Motion to accept the agenda as amended.</b> <b>Moved:</b> Laura <b>Second:</b> Pat <b>Carried</b>
<b>4.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion to accept the minutes of the May 30, 2016 Board Meeting.</b> <b>Moved:</b> Laura <b>Second:</b> Pat <b>Carried</b>
<b>5.0</b>	<b>Reports</b>
	<b>5.1 May Financials</b> Alex reviewed our elevator maintenance costs with our service provider. There has been a reduction in our fee and we have paid to the end of the year. <b>Motion to accept the May draft financials as information only.</b> <b>Moved:</b> Pat <b>Second:</b> Rob <b>Carried</b>
<b>6.0</b>	<b>Business Arising from Previous Minutes</b>
	<b>6.1 Cameras in the Common Areas</b> Cameras have been installed to give a panoramic view of lobbies on the 2nd, 3rd and 4th floors and the monitoring system has been tested. Alex spoke to vendor and the cost was less than initially quoted. The main floor has also been wired for future installations. Rob asked the board to reconsider the overall security of the building, and suggested places additional cameras could be installed. After discussion the board agreed a quote will be sought for additional cameras – the main lobby facing the elevators, outside front entrance, a pinhole camera in the vestibule intercom, outside the east and west doors, and in the elevators (elevator maintenance will check to see if they are wired).  <b>6.2 Interior hallway painting</b> The hallway painting will start next Monday, June 20th. We expect the vendor will start with the 4th

floor and the project will take 3 to 4 weeks. The vendor will be reminded to post lots of signs to avoid accidents. The vendor will also do some test work around the ceiling vents for evaluation. After the work is complete, the board will evaluate the need to repaint any trim.

**6.3 Keys for Storage Rooms**

There were two onsite opportunities for owners with storage lockers to pick up new keys. Kate was able to hand out over 50% of the keys on those dates. Alex will address the few residents who were using cages that didn't belong to them. The keys and list have now been turned over to Alex for distribution from the KDM office in St. Albert. Signs are still posted as a reminder to residents who have not yet picked up their keys. Lock changes will start Friday June 17. Master keys will go to Alex, Ron, Kate, Rob.

**6.4 Exterior Power Wash**

Power washing of the lower building exterior took place June 3. The vendor wants to be thorough and hopes to remove calcium deposits on brick. They will return end of the month (at no additional charge) to complete work. The Board is pleased with the results to date.

**6.5 Landscaping**

5 residents were interested in planters this year leaving 5 for the corporation to take care of. Kate & Pat are working on the 5 that were unclaimed. In May Kate 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. Approval was granted after discussion with the entire board present.

While the recent rain has been helping the lawn, we are still seeing some deterioration where people are walking across the lawn and letting their dogs defecate on the lawn (in contravention of the pet policy) The Board would like to post signs to deter people from going on the grass. Kate is investigating and will present the Board with some options.

We did receive information from another building regarding their setup of a designated place for dogs, but are not ready to pursue the option at this time.

**7.0 New Business**

**7.1 Exterior barriers by front doors**

The board has been considering several possibilities to limit access to the lawn from the front entrance. We have not heard from Seasonal Impact regarding a natural barrier. We received a quote from South Side Ornamental for railings to match the existing ones around the ramps and stairs. 45 linear feet at 42" high including footings would be \$2200+gst.

**Motion to engage Southside Ornamental to install a railing at the front of the building for the quoted cost of \$2200+gst.**

**Moved:** Rob

**Second:** Kate

**Carried**

**7.2 East Door**

Panic bars have been changed out on both the east and west doors. They will be checked by the locksmith on Friday when he comes to change the storage room locks.

**7.3 Grass at boulevard**

The grass on the boulevard continues to deteriorate and it is possible that reseeding will not have the desired effect. Last summer we discussed the option of removing the grass, but the boulevard is city property we are obligated to maintain as is. Alex will look into whether we might obtain approval from the city to change out the grass on the boulevard.

**8.0 Resident Correspondence/Email**

	<p>We received a concern from a unit about cigarette butts being thrown off a balcony. Alex contacted the suites in the area where the butts were found and was able to discover where they were coming from. A letter was sent to owner of the offending suite.</p> <p>A resident was concerned because lawn cutting took place on a Sunday (June 12). This occurred on a non-scheduled date because the recent rains caused the lawn company to miss their regularly scheduled date. They have been told to cut on next available date rather than missing the week entirely.</p>
<b>9.0</b>	<b>Next Meeting Date</b>
	Wednesday July 20, 2016 at 6:30 pm in the Amenities Room
<b>10.0</b>	<b>Adjournment</b>
	<p><b>Motion that the meeting be adjourned.</b>  <b>Moved:</b> Kate  <b>Second:</b> Laura  Meeting adjourned at 6:45</p>

Prepared by Laura Giroux, Secretary