

APPROVED

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

When: July 20, 2016

Where: Amenities Room

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

No.	Item
1.0	Call to Order
	Kate called the meeting to order at 6:31
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda as amended. Moved: Rob Second: Pat Carried
4.0	Approval of Previous Minutes
	Motion to accept the minutes of the June 15, 2016 Board Meeting. Moved: Pat Second: Rob Carried
5.0	Reports
	5.1 June Financials We make very little interest on our reserve fund. Alex has contacted RBC Wealth Management and Manulife about possible investment options for the reserve fund. He hopes to have information to present to the Board for consideration by the September meeting. Motion to accept the June draft financials as information only. Moved: Pat Second: Laura Carried
6.0	Business Arising from Previous Minutes
	6.1 Cameras in the Common Areas The previously wired main floor camera is being installed. The DVR monitoring which was not part of the original quote has also been installed at no extra charge. We are still waiting for the quote for additional cameras proposed at the June meeting.
	6.2 Interior hallway painting The hallway painting is almost finished with only the elevator vestibule remaining. We have already received many positive comments about the improved appearance of the building.

	<p>6.3 Keys for Storage Rooms The storage room lock change is finished. Residents who still need their new key can contact Alex to arrange pickup. There was a concern raised about the time the vendor took to complete the job. This will be taken into account if we require this type of service in the future.</p> <p>6.4 Exterior Power Wash The vendor has returned several times to work on some calcium deposits the initial power wash did not remove. They were not as successful as they hoped and have given us a discount to reflect this. The Board is pleased with the improvement to the appearance of the building and will not ask the vendor to pursue this further.</p> <p>6.5 Exterior Front Barriers The new barrier was completed very quickly and we are awaiting the final invoice. The barrier blends seamlessly with the existing rails. We have already noticed a reduction in people walking across the lawn.</p>
7.0	New Business
	<p>7.1 West Parking Lot Mulch Bed Due to fewer barriers to the wind on the west side, the west bed needs some additional maintenance. The board has received and accepted a quote to add 12 cubic yards of mulch and more shrubs for a total of \$2310.</p> <p>7.2 Common Carpet Cleaning Carpet cleaning has been scheduled for August 11, 12 & 13. The amenities room will also be included. Notices will be posted to alert residents to the work.</p> <p>7.3 Tree Removal by Garbage Bins There is some concern that the spruce trees surrounding the garbage bins will soon impact the fence. A quote has been received from Canadian Tree Care for removal of the trees for \$110/tree as they cannot be moved and replanted. The Board will also seek a quote from Seasonal Impact for increased pruning of the trees. An additional idea of removing some of the fence panels surrounding the bins for increased space was also brought forward. The Board will consider these options and make a decision after receiving the pruning quote.</p> <p>7.4 Mechanical Maintenance On a quarterly preventative maintenance visit our vendor noted a few items that need to be replaced. They will provide Alex with a price for the work and then the work will be completed.</p>
8.0	Resident Correspondence/Email
	<p>The Board received an email notifying us that the fitness room treadmill was not working. A service call was placed and it was discovered that someone had attempted to oil the treadmill and damaged the belt. Lucky's will provide us with a quote for a new belt. Residents are reminded that they should contact KDM if any maintenance is required to the building.</p> <p>We also received a suggestion to replace the elliptical and recumbent bikes with treadmills. The cost of these items would likely require a special assessment and the Board declines to replace them at this time.</p>
9.0	Next Meeting Date
	Wednesday August 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 7:13</p>

Prepared by Laura Giroux, Secretary