

APPROVED

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

**When:** August 16, 2017

**Where:** Amenities Room

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

No.	Item
1.0	<b>Call to Order</b>
	Kate called the meeting to order at 7:05 pm
2.0	<b>Presentations</b>
	No presentations
3.0	<b>Approval of Agenda</b>
	<b>Motion to accept the agenda as amended.</b> <b>Moved:</b> Carole <b>Second:</b> Laura <b>Carried</b>
4.0	<b>Approval of Previous Minutes</b>
	<b>Motion to approve the minutes of the July 19, 2017 Board Meeting.</b> <b>Moved:</b> Laura <b>Second:</b> Pat <b>Carried</b>
5.0	<b>Reports</b>
	<b>5.1 July Financials</b> The July financials were reviewed. We are still keeping an eye on utilities as we near the end of our budget year. <b>Motion to accept the July draft financials as information only.</b> <b>Moved:</b> Carole <b>Second:</b> Pat <b>Carried</b>
6.0	<b>Business Arising from Previous Minutes</b>
	<b>6.1 Summer Meet and Greet BBQ</b> The board hosted another BBQ as an opportunity for residents to meet Board members and learn about the amenities room. There was good attendance, of about a dozen people. As the event was popular and informative we will revisit the idea again next year. The Board members attending liked getting direct feedback from residents and thought it was great to see new faces!
	<b>6.2 Stucco South West Courtyard</b> Alex is in touch with Brown & Sons (the original installers of the stucco). They have found the stucco has delineated but the vendor would like to do more testing to make sure we are addressing the full extent of any damage. We expect a quote shortly.
	<b>6.3 Lobby Library</b> The 5 additional bookcases have arrived. Two will be assembled and placed directly across from elevators. The other 3 will be added as needed.
	<b>6.4 Landscape Design</b>

	<p>The arborist who came to evaluate our landscaping has been looking for measurements to complete design. Alex has provided necessary information.</p> <p><b>6.5 General Building Maintenance</b>  Ron away last week so there may be some outstanding maintenance. We've asked him to look at the light cover in the west stairwell and the light over parkade entrance.</p>
<b>7.0</b>	<b>New Business</b>
	<p><b>7.1 General Pet Issues</b>  There have been continued bylaw infractions from owners who let their pets defecate in common areas (including the lobby and parkade). Several owners have been fined.</p> <p><b>7.2 Parking Bylaw Enforcement</b>  Visitor parking continues to be monitored and we have issued many warnings. We are reviewing the possibility of having a board member become a bylaw officer so tickets can be written without waiting for the City.</p> <p><b>7.3 2018 Operating Budget</b>  The Board reviewed the draft 2017/2018 Operating Budget. The proposed increase of 2.7% includes an increase to reserve fund contributions (as per the reserve fund study) and to cover potential increases in utility costs.</p> <p><b>Motion to approve the 2017/2018 operating budget at a total of \$768,288.00 to be divided among unit factors and assessed to each unit for October 1, 2017</b>  <b>Moved:</b> Rob  <b>Second:</b> Pat  <b>Carried</b></p> <p><b>7.4 Complaints</b>  We have received several verbal complaints regarding noise and unpermitted items on balconies. Alex will issue the appropriate letters of warning or fines. Residents are reminded that they can email Alex directly. Written complaints with dates and times are helpful for our records.</p>
<b>8.0</b>	<b>Resident Correspondence/Email</b>
	The usual requests for intercom activation/changes, and booking of amenities room.
<b>9.0</b>	<b>Next Meeting Date</b>
	Wednesday September 20, 2017 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> Carole  <b>Second:</b> Laura  Meeting adjourned at 7:52 pm</p>

Prepared by Laura Giroux, Secretary