

Approved

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

When: September 20, 2017

Where: Amenities Room

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

No.	Item
1.0	Call to Order
	Kate called the meeting to order at 6:30 pm
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda as amended. Moved: Laura Second: Carole Carried
4.0	Approval of Previous Minutes
	Motion to approve the minutes of the August 16, 2017 Board Meeting as amended. Moved: Laura Second: Carole Carried
5.0	Reports
	5.1 August Financials Motion to accept the August draft financials as information only. Moved: Pat Second: Rob Carried
6.0	Business Arising from Previous Minutes
	6.1 Lobby Library The lobby library continues to grow. Another bookcase will be put up this week. The 2 under the stairs will be moved to across from the elevators. We will have 2 remaining to use as the collection grows.
	6.2 Front Landscape Design Kate met with the arborist to go over the completed plans. For the front gardens the designer recommends we remove the existing mulch and landscape fabric, (to be replaced with river rock of mixed sizes) and upgrade to hardier plants more suitable for a north facing exposure. Ways to repurpose the existing plants were also included. The design is very detailed and specifies all numbers, sizes and types of plants. She also recommended landscape installers we may like to seek quotes from. The Board likes the design and has asked Alex to seek multiple quotes (broken into the main areas we might like to make changes to) so we can make a decision and be prepared/booked for spring. Alex will also arrange to have the documents scanned for the Board and for our records. A particular focus for the Board is the area around the entrance steps. We will ask Seasonal Impact to transplant any viable plants from this area to prepare.

	<p>6.3 General Building Maintenance Power Washing Kate has asked Alex to recommend some labour to pressure wash the entrances, garage ramp and door, courtyards and around planters. Alex will book someone.</p> <p>6.4 2018 Operating Budget The operating budge has been mailed out to owners. Alex hasn't received any feedback from owners.</p> <p>6.5 Parking Bylaw Enforcement Alex sent out an email to the Board regarding the process to have Board members act as a bylaw officer & administrator. At this time, we aren't prepared to do this. Carole will continue to monitor the visitor parking and we will call the city to ticket when necessary.</p> <p>6.6 Parkade Curb Painting Painting will occur in November when the next cleaning is scheduled. It is more cost effective as we won't have a separate call out fee just for the painting.</p>
7.0	New Business
	<p>7.1 Christmas Dinner We have chosen Pampa southside for the Board's Christmas dinner. Thursday, November 30 at 7:00pm.</p> <p>7.2 KDM Management Agreement Our current agreement with KDM was signed in 2015 for a 2-year period. KDM has proposed we renew our agreement with them for another 2 years starting October 1, 2017 with no increase to fees (3650/month).</p> <p>Motion to approve the proposed contract by KDM Management for a 2-year period beginning October 1 2017 Moved:Pat Second: Carole Carried</p> <p>7.3 Family Halloween Party Last year some parents approached Kate to find out if the board was hosting an event for Halloween. The Board has noticed more children in the building so for 2017 we'd like to offer parents the use of the amenities room at no charge if they would like to host an event for families in the building. Kate will arrange to have posters put up so parents can indicate interest.</p> <p>7.4 Christmas Cookie Exchange. After the success of the summer barbecues, the Board would like to host another social event. Poster will put up to look for participants interested in a Christmas Cookie Exchange – with an RSVP deadline of mid November.</p> <p>7.5 AGM The AGM will be Wednesday December 6 at 6:30 in the amenities room.</p>
8.0	Resident Correspondence/Email
	<p>The usual requests for intercom activation/changes, and booking of amenities room. We did receive a formal noise complaint. Alex was notified and a warning has been issued.</p>
9.0	Next Meeting Date
	<p>Wednesday October 18, 2017 at 6:30 pm in the Amenities Room</p>
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Pat Second: Laura Meeting adjourned at 7:45 pm</p>

Prepared by Laura Giroux, Secretary