

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

When: February 21, 2018

Where: Amenities Room

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

No.	Item
1.0	Call to Order
	Kate called the meeting to order at 6:27 pm
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda. Moved: Carole Second: Fraser Carried
4.0	Approval of Previous Minutes
	Motion to approve the minutes of the January 17, 2018 Board meeting. Moved: Laura Second: Pat Carried
5.0	Reports
	5.1 January Financials Motion to accept the January draft financials as information only. Moved: Pat Second: Rob Carried
6.0	Business Arising from Previous Minutes
	6.1 Hot Water Tank One of the building's three hot water tanks was replaced last week. There was lukewarm water throughout the process, which residents noticed and emailed us about, this is now resolved. 6.2 Front Landscaping The previously approved landscaping design has been tendered to several contractors. We hope to receive quotes soon. Alex has worked with all contactors providing quotes. 6.3 Visitor Parking When snow ban came into effect there was an expected increase in the use of the visitor parking. Warnings, and tickets were issued, and some vehicles towed. Thanks to Carole for her due diligence in staying on top of parking enforcement. A vehicle was parked in front of the elevator room on the parkade level for 4 days – two attempts to have the vehicle towed were unsuccessful as the vehicle moved before the tow truck arrived. It is not known if this vehicle belongs to a resident or a visitor. This is a no parking zone 24/7 and notices will be posted to remind residents that any vehicles parking there could be towed and if the owners reside in MGII they could also be subject to a fine.

7.0	New Business
n	<p>7.1 Building Maintenance Handyman Our handyman, Ron Bartel has given us notice that he is withdrawing his services due to health reasons. We kindly thank Ron for his service (he has been with us 8 years) as he has often gone above and beyond and has been a pleasure to work with. February 22 will be his last day on site. Kate suggested hockey tickets as a thank you. Kate will also arrange a card for the Board to sign.</p> <p>To deal with this short notice, Alex has suggested Shiba Contracting provide building maintenance (KDM has other buildings that use this company). Shiba charges an hourly rate (Ron charged us a monthly rate + out of pocket expenses). With this company we can also bring them in for one-time projects as needed at the same hourly rate. We will start with 4 hours one day a week and will continue with Thursdays.</p> <p>7.2 Water damage to Units 304, 204 and 104 Unit 304 had a burst pipe from their heating unit. The resulting flood also affected units 204 and 104. Unit 304 quickly contacted Alex who called the plumber and remediation team to come out right away. Alex has been in touch with the owners and tenants affected and they have moved out to facilitate repairs. We are still in the emergency cleanup stage and don't have a full estimate for repairs.</p> <p>Residents are reminded that leaving windows open in cold weather can cause the water in the pipes to freeze and then burst.</p> <p>7.3 Parkade Cleaning A parkade sweep will take place on Friday, February 23. There will be another, more thorough cleaning done in late May after the city does its spring street cleaning. The parkade is swept three times a year – November, February and May.</p> <p>7.4 Carpet Cleaning The carpets are cleaned twice yearly. The next cleaning will be done after the spring parkade sweep. Fraying of the carpet where it meets the elevator door tracks has been noticed on the upper floors. Alex to contact a flooring company for a solution. The carpet is now 8 years old, and we need to start considering a plan for replacing it over the next few years, Alex will look into getting quotes for this.</p> <p>7.5 Amenities Room Furniture Kate had an upholsterer assess the damage to the large couch. She received a quote of \$900 to repair the sofa. Since this is considerably less than the cost of a new leather couch and it has the potential to last us many years, we will have it repaired. It is estimated the work will take one week and will be scheduled to take place between room rentals.</p> <p>7.6 Spring Newsletter We hope to have a Spring Newsletter ready for the beginning of March, reminders re: parking and pets, time to request a brick planter, why parkade cleaning is important and why it is scheduled the way it is and when residents can expect to see the gravel removed from the parking lots.</p>
8.0	Resident Correspondence/Email
	<p>There were many emails about the lack of hot water during the hot water tank replacement. A complaint was received about the vehicle parked in front of elevator room on the parkade level over the weekend. We received the usual requests for elevator bookings, intercom programming and replacement Visitor Parking passes.</p>
9.0	Next Meeting Date
	Wednesday March 21, 2018 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 7:41 pm</p>

Prepared by Laura Giroux, Secretary