

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

**When:** April 19, 2018

**Where:** Amenities Room

**Present:** Kate Marchessault  
 Rob Mastel  
 Carole Holmes  
 Fraser Sockett

**Regrets:** Laura Giroux  
 Pat Paul

No.	Item
<b>1.0</b>	<b>Call to Order</b>
	Kate called the meeting to order at 6:31 pm
<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.</b> <b>Moved:</b> Carole <b>Second:</b> Fraser <b>Carried</b>
<b>4.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion to approve the minutes of the March 20, 2018 Board meeting.</b> <b>Moved:</b> Fraser <b>Second:</b> Carole <b>Carried</b>
<b>5.0</b>	<b>Reports</b>
	<b>5.1 March Financials</b> This should be the last month we see the higher electric and gas costs as the weather is finally warming up. <b>Motion to accept the March draft financials as information only.</b> <b>Moved:</b> Carole <b>Second:</b> Fraser <b>Carried</b>
<b>6.0</b>	<b>Business Arising from Previous Minutes</b>
	<b>6.1 Front Landscaping</b> Alex has requested quotes from 4 companies: Seasonal Impact, Solstice Landscaping, All Rock Landscaping and 364 Condo Maintenance. Due to the weather, no one has been out yet to take measurements. We currently have contracts with both Seasonal Impact and Solstice Landscaping. <b>6.2 Building Maintenance Handyman</b> Joe is now back at work after his surgery. Kate met with the owner of Shiba, Colin for over an hour and his first comment was he thinks Shiba should be onsite for 15 to 20 hours per week. Kate's response was to ask exactly what Joe would be doing during those extra hours and Colin did not have much of a response aside from 'getting to know' the building. The board agrees that initially a few more hours are warranted but without a specific list of tasks and anticipated time to execute, they are not approving a blanket increase in hours. Shiba does not have a building checklist so will utilize the one Ron had been following with a few additions. They do have some good ideas and have been asked to submit these to Alex and the board, again with specificity and anticipated timeframes to complete the job. <b>6.3 Water Damage to suites 104, 204 and 304</b> Repairs to 104 and 204 are completed and 304's will be done by the end of the month. Our

	<p>insurance provider has not decided whether they will seek the deductible from the owner of 304.</p> <p><b>6.4 Amenities Furniture</b> The couch has been repaired and returned and the original quote of just under \$1000 was reduced at the request of Kate due to some delays etc.</p> <p><b>6.5 Garden Boxes</b> Still only three have been claimed to date. Kate will do up a notice for posting once we are experiencing something like a spring.</p>
<b>7.0</b>	<b>New Business</b>
	<p><b>7.1 By-Law Infractions</b> Suite #125 has been fined twice as they have not yet removed the couch on their patio and there are now re-cycling and garbage bags piled on it as well. As Alex has had no response from the owner he will drop by the suite tonight after the board meeting.</p> <p><b>7.2 Window Washing</b> Kate mentioned that many windows are looking quite dirty after the winter. Windows are the responsibility of owners and not the condo, it is understood that some windows are inaccessible from inside a suite so Alex will get some quotes from professional window cleaners.</p> <p><b>7.3 First Floor Patios</b> The first floor patios are also looking grungy after the winter. Kate suggested that perhaps we could have Joe (Shiba) or other personnel from Shiba clean these for a modest price using our pressure washer. The courtyards and sidewalks need to be done once the weather warms up so this could be an option.</p>
<b>8.0</b>	<b>Resident Correspondence/Email</b>
	<p>The usual requests for intercom hookup and amenities room bookings. There are some folks still trying to book the amenities room through the website, Alex to contact Maple Leaf Tech and have them make the necessary changes so that all requests come directly to the <a href="mailto:macewangardens2@gmail.com">macewangardens2@gmail.com</a> email address only.</p>
<b>9.0</b>	<b>Next Meeting Date</b>
	<p>Wednesday May 16th, 2018 at 6:30 pm in the Amenities Room</p>
<b>10.0</b>	<b>Adjournment</b>
	<p><b>Motion that the meeting be adjourned.</b> <b>Moved:</b> Kate <b>Second:</b> Rob Meeting adjourned at 6:58 pm</p>

Prepared by Kate Marchessault, President