

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

**When:** August 22, 2018

**Where:** Amenities Room

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

No.	Item
<b>1.0</b>	<b>Call to Order</b>
	Rob called the meeting to order at 6:34 pm
<b>2.0</b>	<b>Presentations</b>
	No Presentations
<b>3.0</b>	<b>Approval of Agenda</b>
	<b>Motion to accept the agenda as amended.</b> <b>Moved:</b> Pat <b>Second:</b> Carole <b>Carried</b>
<b>4.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion to approve the minutes of the July 18, 2018 Board meeting.</b> <b>Moved:</b> Laura <b>Second:</b> Fraser <b>Carried</b>
<b>5.0</b>	<b>Reports</b>
	<b>5.1 July Financials</b> Alex is getting quotes for the next reserve fund study. We hope to have the study complete by Spring. We received GIC rates from our financial advisor. (1 year 1.9%, 2 year 2.4%, 3 year 2.65%) We discussed a laddered investment plan so that a percentage of our investment would mature each year. <b>Motion to invest \$600,000 of the reserve fund with RBC as follows: \$100,000 in a 1 year GIC, \$250,000 in a 2 year GIC and \$250,000 in a 3 year GIC.</b> <b>Moved:</b> Pat <b>Second:</b> Carole <b>Carried</b>  <b>Motion to accept the July draft financials as information only.</b> <b>Moved:</b> Pat <b>Second:</b> Fraser <b>Carried</b>
<b>6.0</b>	<b>Business Arising from Previous Minutes</b>
	<b>6.1 Front Landscaping</b> We expect the new landscaping to be completed in the next week or so. 364 Condo Maintenance will be on site 3-4 days.  <b>6.2 Shiba Contract</b> We are continuing to monitor Shiba's performance. Alex has seen improvement with

	<p>communication. Joe is still on site and we feel there has been improvement. Rob clarified with Colin why we want the reports &amp; pointed out a good example of what we want to happen where Shiba noticed we needed a service call and Alex was able to arrange it. No one had any complaints.</p> <p><b>6.3 Community BBQ</b> The Board held a BBQ on Wednesday August 8 and about 18 people attended. Pat, Carole and Fraser hosted and commented it was nice to meet people. Kate likes that we are able to see people hopes it will encourage more people to attend the AGM.</p>
<b>7.0</b>	<b>New Business</b>
	<p><b>7.1 Water in Amenities Rom</b> Joe contacted Alex regarding a puddle of water in the amenities room. While Joe was investigating possible causes, Unit 224 notified Alex that they had a washing machine overflow. They were home and it was contained. Alex has been working with the homeowners insurance on remediation. Carpeteers came to clean up the water in preparation for an amenities room booking. There is still some ceiling staining which will be painted.</p> <p><b>7.2 Togondo Communication</b> KDM had a presentation from Togondo to promote their app. The property managers were impressed with the product compared to the current go-to software. With the Togodono app we can post minutes and documents, and residents can track service requests and book amenities. It would also be a way to send out notifications, although signs would still need to be posted for those not using the app. They are offering a promotional rate. However, initial setup could be lengthy as it takes time to approve owners. We would need approximately 6 months to transition from our website to the app and would have to carry both costs for that time. We are unsure how much buy-in we would have with an app as traffic of our website is poor. At this time, the Board will to continue with website and try to utilize more functionality of website. We could potentially get resident input at AGM.</p> <p><b>7.3 2019 Operating Budget</b> Alex presented the proposed 2018/2019 operating budget with a zero increase to condo fees. Kate confirmed that our landscaping improvements will be paid from the reserve fund and not the operating account. Rob was concerned about the possible impact of the upcoming reserve fund study. We discussed the impact of possible increases and considered that we planned last year for an increase in utilities costs, we have a surplus in our operating account, and we will have some interest from our reserve fund investments. <b>Motion to approve the 2018/2019 operating budget with no increase to condominium fees. The budget will remain at a total of \$768,288.00 to be divided among unit factors.</b> <b>Moved:</b> Pat <b>Second:</b> Carole <b>Carried</b></p>
<b>8.0</b>	<b>Resident Correspondence/Email</b>
	<p>The cat noticed in the parkade has been removed. Our resident library has a lot of use. The last bookshelves will be put out.</p>
<b>9.0</b>	<b>Next Meeting Date</b>
	Wednesday September 19 2018 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> Fraser <b>Second:</b> Carole Meeting adjourned at 7:27 pm</p>

Prepared by Laura Giroux, Secretary