

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

When: February 20, 2019

Where: Amenities Room

Present: Rob Mastel
 Pat Paul
 Kate Marchessault
 Carole Holmes
 Fraser Sockett

No.	Item
1.0	Call to Order
	Rob called the meeting to order at 6:35 pm
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda with the following items added: 7.1 Appliances in the amenities room. 7.2 Picnic tables. 7.3 Painting 7.4 Janitors Moved: Fraser Second: Pat Carried
4.0	Approval of Previous Minutes
	Motion to approve the minutes of the November 14, 2018 Board meeting. Moved: Carole Second: Pat Carried
5.0	Reports
	5.1 January Financials Nothing unexpected in January. An expense of \$8000.00 in common property includes the carpet Cleaning and building maintenance by Shiba. In December, two zone valves needed to be replaced in suites 302 and 438. Arrears are low, owner of suite 136 owes for two months of condo fees and Unit 234 has moved to the caveat process for collections. Motion to accept the January financial statement as information only. Moved: Fraser Second: Pat Carried
6.0	Business Arising from Previous Minutes
	6.1 Annual General Meeting Held in December 2018, well attended. Board was pleased to hear from a new owner that when considering purchasing in the area a major factor in buying in MacEwan Gardens II was how well run the property is and how detailed and up to date all our documentation is. No new board members, Laura Giroux has finished her term and did not wish to put her name forward for another term. The board is very appreciative of her work and support and hopes to see her return in the future. Rob is the President, Pat is Vice President and Kate, Fraser and Carole

	<p>remain as directors.</p> <p>6.2 Reserve Fund Study Wade Engineering completed our first study and provided a very comprehensive and detailed report. An update is due this year and Wade's quote is \$6,450 plus GST which can be paid out of the reserve fund account.</p> <p>Motion to engage Wade Engineering at the quoted price to conduct our second Reserve Fund Study. Moved: Pat Second: Carole Carried</p> <p>6.3 Building Maintenance Shiba has been on contract now for about 7 months and things are going well. They are currently sourcing linoleum tiles to match those in the west parkade entrance as some of the tiles are worn and need replacing.</p> <p>6.4 Snow Removal/Exterior Maintenance Seasonal Impact's contract for the spring/summer maintenance which includes weed control for flower beds and pruning to cover the period from May to September is up for renewal at a quoted cost of \$2,073.84 total for the season.</p> <p>Motion to approve renewal of Seasonal Impact's quote for exterior maintenance. Moved: Carole Second: Fraser</p>
7.0	New Business
	<p>7.1 Appliances in the Amenities Room Mid January the fridge's compressor died – a new, comparable fridge has been purchased at Trail Appliances Scratch and Dent sale and will be arriving this Tuesday and Trail will dispose of the old fridge. A new vacuum has also been purchased and board discussed purchasing a roll up to the sink dishwasher for around \$700. Rob also suggested the purchase of a used pool table which the board will consider.</p> <p>7.2 Picnic Tables The board will look into purchasing two picnic tables, wooden with the bench seat attached for use in the two courtyards.</p> <p>7.3 Painting The Amenities Room was painted on Friday as the last part of the repairs due to the minor flooding incident. Notice of when the painting was happening wasn't provided to anyone and there was a rental in the amenities room on Saturday and the room had been left in a mess.</p> <p>7.4 Janitors It was also noted that often the amenities room kitchen and bathrooms are not cleaned after use by service personnel. We do not know exactly who but will continue to monitor the situation.</p>
8.0	Resident Correspondence/Email
	The usual requests for intercom hookup and amenities room bookings. The owner with the current insurance claim was hoping to speak to the board as he had some concerns about the timeframe for concluding the work. He left town before this could happen.
9.0	Next Meeting Date
	Wednesday March 20 th 2019 at 6:30 pm in the Amenities Room
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Pat Second: Carol Meeting adjourned at 7:07pm</p>

Prepared by Kate Marchessault, Director