

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

When: March 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 6:32 pm
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda with the following items added: 7.1 Pet request from suite 403 7.2 AirBnB 7.3 May Board Meeting Moved: Carole Second: Fraser Carried
4.0	Approval of Previous Minutes
	Motion to approve the minutes of the February 20, 2019 Board meeting. Moved: Pat Second: Fraser Carried
5.0	Reports
	5.1 February Financials There is a negative number for common property maintenance because two cheques were entered for the payment of the carpet cleaning even though only one cheque was sent to Carpeteers. Mat rental also a little higher as paying for three months at once due to Canadian Linens late invoicing. Our annual fire inspection was done a few weeks ago at a cost of \$2,600.00 Motion to accept the February financial statement as information only. Moved: Rob Second: Pat Carried 5.2 Arrears Suite that was in arrears is now completely paid up.
6.0	Business Arising from Previous Minutes
	6.1 Reserve Fund Study Wade Engineering has been awarded the contract and we can expect the first draft in August or September. 6.2 Building Maintenance Shiba, now Taylor Made continues to grow more knowledgeable about the building's systems, useage etc. and are offering more observations for follow up with Alex. The recent fire inspection report shows deficiencies that to address will cost \$5,726.72. These include a few items from last year such as replacing a couple of sprinkler heads in the lobby which requires the rental of a special lift in order to access.

	<p>Motion to have all the deficiencies noted in this year's report dealt with. Moved: Rob Second: Carole Outside garbage bins - the east bin often seems to have garbage bags left around it so Alex called the city and they determined we can have an extra pick up every week at no cost. Alex suggested a company he has used to have the building's plumbing stacks inspected this spring which requires roof access once the snow has melted. They do a camera inspection and report back for \$720.00. This would be the first time MacEwan Gardens II has done this but given the building's age, it is highly recommended. Motion to have the plumbing stacks inspected at a cost of \$720.00 by Grit Worx. Moved: Rob Second: Pat</p> <p>6.3 Snow Removal/Lawn Maintenance Solstice's contract is up for renewal and they are offering the same services as we currently enjoy for a 2 year period from April 1, 2019 to March 31, 2021 at the same price as our existing contract. Motion to renew with Solstice for a 2 year period for snow removal etc. Moved: Carole Second: Fraser</p> <p>6.4 Picnic Tables Costco has picnic tables with plastic composite seats and table tops (easy care, weather hardy) with powder coated steel legs for \$170.00. Motion to purchase 2 picnic tables from Costco. Moved: Pat Second: Fraser</p>
7.0	New Business
	<p>7.1 Pet Request Owner of suite 403 would like the board's approval for having two cats in residence, both are relatively small, indoor cats only (Felix and Nova). Board is fine with this.</p> <p>7.2 AirBnB Board discussed a suite in the building that is renting out as an AirBnB unit. This is a remote landlord who has renters access a lock box for building and suite keys, garage door opener etc</p> <p>7.3 May Board Meeting Kate will be in Edmonton in late May and asked if the board meeting can be held on Thursday, May 23rd instead of the usual third Wednesday of the month.</p> <p>7.4 Front Landscaping Board will consider having the two front long beds redone as per the landscape design this spring and requested that Alex get some quotes for this.</p>
8.0	Resident Correspondence/Email
	The usual requests for intercom hookup and amenities room bookings. One owner complained about a suite who was letting their dog defecate on the balcony. Alex has sent that owner a warning letter.
9.0	Next Meeting Date
	Wednesday April 17 th 2019 at 6:30 pm in the Amenities Room.
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Fraser Second: Pat Meeting adjourned at 7:20 pm</p>

Prepared by Kate Marchessault, Director