

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

When: July 16, 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 7:03 pm
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda with the following items added: 6.5 Reserve Fund Study 7.1 Bar-B-Que 7.2 Stucco Moved: Fraser Second: Carole Carried
4.0	Approval of Previous Minutes
	Motion to approve the minutes of the April 17, 2019 Board meeting. Moved: Carole Second: Fraser Carried
5.0	Reports
	5.1 June Financials There is a GIC coming due on August 23, 2019. Motion to reinvest the principle and earned interest for a 3 year term. Moved: Rob Second: Pat Carried
6.0	Business Arising from Previous Minutes
	6.1 Building Maintenance Taylor Made is providing timely status reports to Alex and the board and they are diligent in their communication with Alex, staying on top of any issues that arise. Building and premises look good. The alarm panel in the front entrance continues to beep, the origin appears to be a main floor suite in the east wing. Alex will circulate notices to the appropriate suites explaining the issue and requesting access to resolve the problem. 6.2 Lawn Maintenance Solstice has been unable to work due to the recent weeks of rain but were out recently and put in an extra effort with great results. 6.3 Picnic Tables Not sure how much they've been used in the past month with the rain but Alex did receive a complaint from a main floor resident who was upset about the positioning of the picnic table in the courtyard as they felt their privacy was compromised and they were also concerned about people leaving garbage behind. Alex reminded them that this is common property and as such there are

	<p>expectations about usage etc. which apply to everyone.</p> <p>6.4 Hot Water Tanks The third tank has now been replaced and hopefully will last ten years.</p> <p>6.5 Reserve Fund Study Is underway but there has been a challenge scheduling a look at the windows from inside a few suites. Alex will provide Wade Engineering with some available times for them to inspect from director's suites.</p>
7.0	New Business
	<p>7.1 Bar-B-Que Was held on June 27th and 17 people attended. Next summer will consider hosting a lunch barbeque on the weekend and see if we can get even more attendees.</p> <p>7.2 Stucco In the west courtyard, 4th floor corner and going down there is a patch of stucco coming off the building exterior and there is also some staining. This could be from where a balcony is affixed and could possibly be a leakage issue. Wade Engineering has been asked to pay special attention to this concern and provide a detailed report to help determine the best remedial action.</p>
8.0	Resident Correspondence/Email
	<p>The board received correspondence from a concerned resident who took down a note that had been posted in June on the 4th floor complaining about cooking smells in the hall. The note was handwritten, anonymous and very offensive. The board appreciates this resident taking quick action and all residents are reminded that anonymous complaints will not be acknowledged and that any notes or correspondence that is racist, inflammatory or in any way disrespectful will be removed from the MacEwan Gardens premises.</p> <p>Alex will be sending a letter to a first floor resident whose dog barks when it is out on the patio as there have been a few complaints.</p>
9.0	Next Meeting Date
	Wednesday August 21 st , at 7:00 pm in the Amenities Room.
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Second: Meeting adjourned at 7:40 pm</p>

Prepared by Kate Marchessault, Director