DRAFT

MacEwan Gardens II CONDOMINIUM CORPORATION No. 092 4818 263 MacEwan Gardens

63 MacEwan Garder
BOARD MEETING
MINUTES

Alex Zovighian (KDM Management)

When: June 17 2020

Where: Amenities Room

Present: Rob Mastel

Carole Holmes Fraser Sockett Pat Paul Martin Sparks Dennis Jacob

Regrets: Kate Marchessault

	Item
No.	
1.0	Call to Order
	Meeting called to order at 7:07 pm.
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda with the following items added:
	Moved: Carol
	Second: Pat
	Carried
4.0	Approval of Previous Minutes
	Motion: To Approve the May 20, 2020 Board meeting Minutes
	Moved: Martin
	Seconded Pat
	Carried
5.0	Reports
	5.1 May Financials
	The Board reviewed the may financials with KDM Management, may marks the 8th month of the
	fiscal year. Maintenance was a little high then usual. There were services calls for Mechanical
	Maintenance, and there was a water back up that affected one Unit.
	Motion to accept the May 2020 financial statement as information only.
	Moved: Pat
	Second: Fraser
	Carried
	5.2 Arrears
	Arrangements have been made to clear up the units that are in arrears.
6.0	Business Arising from Previous Minutes
	6.1 Building Maintenance
	Weekly maintenance has been going very good, Common carpets were steam cleaned last week
	and the parkade was swept and scrubbed in late May
	6.2 Flooring in Amenities Room and elevator lobby
	The new floor in the amenities room has been completed, and the Board is very happy with the
	new look. Baseboards now need to be installed. Alex will communicate with the Handymen if they
	can purchase new 4" baseboard to paint same as walls and install. If they cannot Alex will make
	other arrangements to be done.

New the new Carpet has been installed on the 3rd and 4th floor, the 2nd floor will be completed shortly. It looks great so far, however, where it meets the older carpet it does show its age now. There is a complimentary carpet tile that can be installed in the Hallways, Alex will look into the pricing to do so.

6.3 Covid-19

With phase 2 happening the Board is prepared to open the Amenities room and Fitness Room after July 2020. The Board would like to have the baseboards installed int eh social room first and to have Lucki's Fitness complete maintenance on the equipment before opening.

6.4 Re-Keying of Common Doors

An initial notice to Owners and residents was handed out last week. All keys have been supplied to KDM Management. The Mechanical Room doors have already been switched over and keys have been distributed where needed.

The Unit keys have been sorted and labeled for distribution and a sign out sheet has been created. Everything has been delivered to the Building so tah the Board can start handing them out. A follow up notice will be delivered Friday June 19 informing of the method of pick up and hand out dates. The Board will hand out in the Amenities Room

Tuesday June 23 6pm-8pm Dennis & Carol

Wednesday June 24 6pm-8pm Carol & Fraser

Thursday June 25 12pm-2pm Carol

Saturday June 27 12pm-2pm Carol & Pat

6.5 Garden Boxes/front planters

The Board is very pleased with how the garden boxes in the back courtyard looks, Pat emailed out pictures to the Board.

Pat, Theresa and Deb will purchase flowers for the two front planters, and will be reimbursed through the Social Room Fund.

6.6 Reserve Fund Study

Alex is finalizing the RFS with Wade engineering and will receive an final copy shortly. We will also look at what can be done with the delaminated stucco area in the west courtyard. There has been delays due to covid with this type of service work this year.

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7.0	New Business
	No New business to discuss
8.0	Resident Correspondence/Email
	N/A
9.0	Next Meeting Date
	Wednesday July 15 2020 at 7:00 pm via virtual
10.0	Adjournment
	Motion that the meeting be adjourned.
	Moved: Rob
	Second:Pat
	Meeting adjourned at 7:57 pm

Prepared by Alex Zovighian-KDM Management Inc.