

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

**When:** June 15, 2020

**Where:** Amenities Room

**Present:** Rob Mastel  
 Kate Marchessault  
 Fraser Sockett  
 Pat Paul  
 Carole Holmes  
 Dennis Jacob  
 Martin Sparks  
 Alex Zovighian – KDM Management

No.	Item
1.0	<b>Call to Order</b>
	Meeting called to order at 7:04 pm
2.0	<b>Presentations</b>
	<b>No presentations</b>
3.0	<b>Approval of Agenda</b>
	<b>Motion to accept the agenda as provided.</b> <b>Moved:</b> Kate <b>Second:</b> Dennis <b>Carried</b>
4.0	<b>Approval of Previous Minutes</b>
	<b>Motion to approve the minutes for June 17<sup>th</sup>, 2020 board meeting:</b> <b>Moved:</b> Rob <b>Second:</b> Fraser <b>Carried</b>
5.0	<b>Reports</b>
	<b>5.1 June Financials</b> Will be ready tomorrow. <b>5.2 Arrears</b> Unit #135 Alex spoke to the owner on July 6 <sup>th</sup> and a cheque for the full arrears amount of \$1115 is en route. Unit #125 – has an outstanding balance of \$250 which is a fine from several months ago for a ratty couch on their balcony. Couch is still there, might be time for another fine.
6.0	<b>Business Arising from Previous Minutes</b>
	<b>6.1 Building Maintenance</b> The baseboards will be put on in the amenities room and Taylormade will paint them. Unit #103 had a toilet back-up and the baseboards were removed for drying, but they expanded from absorbing moisture. Taylormade will take care of those as well. Alex has been informed that they the pressure washer won't start, so Colin from Tayloramde will take a look at it and get back to Alex. There were a bunch of toys left by the lobby bookcases which will be disposed of. <b>6.2 Carpet replacement in amenities room and elevator lobbies</b> The floor in the amenities room looks great and the elevator lobby floors are all done now. The main floor lobby staircase cannot be redone with carpet tiles so we will look at using a rubber tread. <b>6.3 Re-keying of complex</b> 100% of the keys ordered have been handed out, quite a few people purchased a third key and

	<p>many a fourth as well.</p> <p><b>6.4 Lawn maintenance</b> Looking very green and lush. Trees that need it will be pruned the end of July/beginning of August.</p>
<b>7.0</b>	<b>New Business</b>
	<p><b>7.1 Reopening of Amenities and Fitness Rooms</b> Amenities Room will remain closed for now. Prior to the reopening of the Fitness Room, Deb did a really thorough cleaning and Lucki's checked all the machines to make sure all were working safely. There was a complaint that someone was ignoring the social distancing protocol but the board can't police this, so it is incumbent on everyone to respect the protocol or risk losing the opportunity to use the Fitness Room. The hand sanitizer was stolen right away, rather than replace it, a notice telling folks to bring and use their own will go up.</p> <p><b>7.2 Flat Roof Review and Maintenance Items</b> Our roof has been reviewed by an engineer and a few things need attention. Three quotes for the work were received ranging from \$3700 to \$5800. <b>Motion to engage C &amp; T at \$3700 to do the required roof work.</b> <b>Moved: Pat</b> <b>Second: Dennis</b> <b>Carried</b></p> <p><b>7.3 Wade Engineering Balcony/Stucco Review Proposal</b> <b>Motion to engage Wade Engineering to perform a technical audit of the balconies/stucco work and devise the scope of work for tender, manage the tender and oversee the successful contractor for \$15,240 plus taxes.</b> <b>Moved: Fraser</b> <b>Second: Carole</b> <b>Carried</b></p>
<b>8.0</b>	<b>Resident Correspondence/Email</b>
	The usual inquiries for intercom hookups, amenity room bookings and elevator bookings.
<b>9.0</b>	<b>Next Meeting Date</b>
	Wednesday August 12 <sup>th</sup> at 7:00 pm in the Amenities Room. Alex should have a draft budget ready to review.
<b>10.0</b>	<b>Adjournment</b>
	<p><b>Motion that the meeting be adjourned.</b> <b>Moved: Fraser</b> <b>Second: Kate</b> Meeting adjourned at 7:54 pm</p>

Prepared by Kate Marchessault, Secretary