

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

When: January 27 2022
Where: via ZOOM
Present: Rob Mastel
 Pat Paul
 Dena Hodgkinson
 Dennis Jacobs
 Fraser Sockett
 Kate Marchessault
 Laura Giroux
 Alex Zovighian KDM Management inc.

	Item
1.0	Call to Order
	Meeting called to order at 7:03 pm
2.0	Approval of Agenda
	Motion: To accept the agenda with the addition of 6.2 Gym Moved: Pat Second: Dennis Carried
3.0	Approval of Previous Minutes
	Motion: To approve of the November 18, 2021 Board Meeting Minutes Moved: Pat Seconded: Kate Carried
4.0	Reports
	<p>4.1 Financials The Board reviewed the financial statements.</p> <p>4.2 Arrears The arrears are being monitored by KDM.</p> <p>4.3 Special Assessment We still have about some outstanding payments. KDM will be taking further steps.</p>
5.0	Business Arising from Previous Minutes
	<p>5.1 Water Loss from Units [REDACTED] There are a few outstanding tasks including carpet cleaning in a few units.</p> <p>5.2 Standard Insurable Unit Description (SIUD) We are still waiting on the draft from Skyline Appraisals. Alex will send it to the Board as soon as it is received.</p> <p>5.3 Exterior Landscape Enhancements This will be a standing item on the agenda as we consider what seasonal tasks need to accomplished this year.</p> <p>5.4 Building Maintenance</p> <p style="padding-left: 20px;">5.4.1 Parkade Cleaning The mid winter sweep is scheduled for Thursday February 10. Notices will be posted tomorrow.</p> <p style="padding-left: 20px;">5.4.2 General Maintenance</p>

	<p>Not all general maintenance is performed by our handymen. They let Alex know if other professionals need to be brought in. Let Alex know if you notice anything that needs attention.</p> <p>5.5 Snow Removal Alex confirmed that the Board is happy with the work being done on the front sidewalks, the main entrance and the side entrances. Solstice did let Alex know they would be using more gravel than usual due to ice melt shortage. There has been a lot of ice/snow build up at the parking lot entrances. Solstice came today to try to flatten it out as much as possible. They will also be scraping the parking lot soon.</p>
6.0	New Business
	<p>6.1 Recent Noise complaints There have been several noise complaints recently. In one instance a resident spoke to the offending unit and there has been improvement. In the other cases Alex will follow up with the units involved.</p> <p>6.2 Gym Alex was approached by a resident regarding borrowing equipment from the gym while it is closed due to the current provincial regulations. We are unable to lend equipment from the gym, even for a fee.</p>
7.0	Resident Correspondence/Email
	No correspondence to report.
8.0	Next Meeting Date
	Thursday February 24 at 7:00 pm
9.0	Adjournment
	Motion that the meeting be adjourned. 8:06pm

Prepared by Laura Giroux