

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

When: February 24, 2022
Where: via ZOOM
Present: Rob Mastel
 Pat Paul
 Dena Hodgkinson
 Dennis Jacobs
 Fraser Sockett
 Laura Giroux
 Alex Zovighian KDM Management inc.

Regrets: Kate Marchessault

	Item
1.0	Call to Order
	Meeting called to order at 7:27 pm
2.0	Approval of Agenda
	Motion To accept the agenda with the addition of 6.2 Front Lobby and 6.3 Gym & Amenities Room Moved: Pat Second: Rob Carried
3.0	Approval of Previous Minutes
	Motion: To approve of the January 27, 2022 Board Meeting Minutes as amended. Moved: Laura Seconded: Pat Carried
4.0	Reports
	4.1 Financials The Board reviewed the January 2022 financial statements. 4.2 Arrears The arrears are being monitored by KDM.
5.0	Business Arising from Previous Minutes
	5.1 Water Loss from Units - The restoration work is close to being finalized. There is still an owner working with their tenants to get Paul Davis access to the suite to have the work finished. There was a drip noticed from a wastewater drainpipe under a suite. It doesn't appear to be affecting units, but Alex has contacted the owner of the empty suite to have them check the suite. The drainpipe will also be checked. We were reminded that if you notice anything dripping it's important to let Alex know so he can investigate. 5.2 Standard Insurable Unit Description (SIUD) Alex thanked the board for the reviewing the draft. He has sent the edits to Skyline. When the update is received, it will be sent to the Board for approval. 5.3 Building Maintenance 5.3.1 Parkade Cleaning The parkade was swept on February 10. The work went well, but a number of vehicles were left in the parkade. The next cleaning will happen May 12.

5.3.2 General Maintenance

The handymen check the building twice a week and reports are sent to Rob and Alex. Alex is notified by phone if they find anything of significance. Recently there was graffiti on a suite door. The door has been repainted and the homeowner has not made a request to further pursue the issue. We will keep an eye out and if anything out of the ordinary is noticed the security tapes will be reviewed.

Alex was contacted by the tenant of unit [redacted] regarding a balcony railing that had come out of the sleeve attached to the building. Everything else was intact. Alex contacted Shamrock Construction (they did other balcony work for us last year) and they were able to repair the railing, but did note that the balcony still had a slant. Wade Engineering was contacted to further inspect. They removed some of the pillar cladding from the main floor balcony and noted some rot at the bottom of the column. Some temporary shoring posts have been installed and more work will be completed. Due to this concern, we will have Wade check all the balconies this spring from the outside to see if there are any more issues that require remediation.

New Business

6.1 Parking Lot East Stall 309 unit [redacted]

There is a large van parked in the stall next to the parkade ramp which is causing blind spots when entering and exiting the parkade. Alex has reached out to the unit responsible for the stall to request the vehicle be removed.

6.2 Front Lobby

We are seeing more household items left in the lobby, on the shelves that started as a take/leave a book. Alex has received a number of complaints from residents, particularly regarding large items such as a mattress. The unit that left the mattress was identified and there was a chargeback issued for the junk removal fee. Only small items should be left and we have asked the handyman to keep an eye on what items are there every week and remove old items when the space is full. We will remind residents of the rules regarding this space in the Spring newsletter.

6.3 Gym & Amenities Room

With the lifting of provincial restrictions, we are considering reopening the gym and amenities room. Cleaning requirements will continue and are posted in the gym / part of the amenities room rental agreement. The Board was reminded that the amenities rental fee was increased last year to \$50 and \$200 damage deposit (cash only) and that wall decorations or moving furniture is not permitted. All rules will be included in the rental agreement.

Also, to increase security a deadbolt will be added to the amenities room door.

7.0 Resident Correspondence/Email

No correspondence to report.

8.0 Next Meeting Date

Thursday March 24 at 7:00 pm via Zoom

9.0 Adjournment

Motion that the meeting be adjourned. 8:12pm

Prepared by Laura Giroux