

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

When: March 24, 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 7:05 pm
2.0	Approval of Agenda
	Motion To accept the agenda with the addition of 6.6 Raise for In-house Cleaning Person Moved: Rob Second: Pat Carried
3.0	Approval of Previous Minutes
	Motion: To approve the February 24, 2022 Board Meeting Minutes. Moved: Laura Seconded: Fraser Carried
4.0	Reports
	4.1 Financials The reconciled February Financials have not yet been received. 4.2 Arrears The arrears are being monitored by KDM. There have been several nsf's recently and KDM is contacting those residents to arrange payment.
5.0	Business Arising from Previous Minutes
	5.1 Water Loss from Units ██████████ There is still flooring to be done in one unit. The owner has reported that their tenants are being uncooperative but that their lease ends soon. The owner will arrange to have Paul Davis do the final work after the tenants leave. 5.2 Standard Insurable Unit Description (SIUD) We received the revised SIUD from Skyline. Any further edits can be sent to Alex. The next steps are board approval, informing residents, and resident approval at the AGM. The document will be reviewed periodically and can be updated. The intention of the document is to give a generic overview of base specifications in the event of a catastrophe. It also outlines what the corporation is responsible to insure for. 5.3 Building Maintenance 5.3.1 Balcony Pillar Bank ██████████ Wade Engineering investigated the balcony stack and found that support posts were rotting. Temporary shoring posts were installed. They also did a general inspection of similar balconies amounting to 25% of the complex. They found no other areas where rot is occurring. They will put together a proposal for the rehabilitation of this stack. Part of their

recommendation will be for an annual survey to residents to evaluate their balconies and windows. Regular checks will help us identify areas where preventative maintenance could be done. When Alex receives the report and proposal from Wade he will share it with the Board.

5.4 Amenities Room

A deadbolt has been added to the lobby door and also to the exterior door. This will provide added security. Renters will only receive the handle key for their booking. We have received one booking and hope more will follow now that the amenities room is available to book again.

5.5 Front Lobby Book Case

Alex and Rob spoke with the handyman regarding removal of household items left too long in this space, however there have been some large items recently and Alex has received complaints from several owners. The Board discussed how to deal with the influx of items. It was decided that this area should remain take a book / leave a book only and that no other household items or furniture will be permitted. A sign will be posted to inform residents of the rules and residents will be encouraged to post notices in the mail room if they have items to sell or give away. Additional signage will be posted on the bulletin board reminding residents of options to dispose of unwanted items.

New Business

6.1 New Intercom Panel

Recently, there were some difficulties programming new phone numbers into the intercom. It was discovered that we had reached the limit of numbers in the system and that the motherboard was failing. A new intercom panel has been installed and all the numbers added, with no interruption to service. New numbers can now be programmed remotely and requests will go to Alex. The message can also be customized. It has been set to remind visitors to dial the suite number.

6.2 Parking Enforcement – United Parking

We have seen an increase in vehicles parked in visitor parking for more than the allowed time posted. There have been several complaints from residents. To ensure more consistent parking enforcement we have been discussing by email hiring a parking enforcement company – United Parking.

United Parking can provide visitor parking registration through their website, an app, text and by phone. New signage would be installed with the lot number, QR code and phone number and visitors (or residents on behalf of their visitor) will register the vehicle license plate for their stay. Yellow passes would no longer be necessary. Random patrols of the lot would occur, with more patrols taking place evening and weekends when lot use is high. If vehicles are identified as not being registered a ticket will be issued. There is an early payment window where the cost of the ticket is reduced. If a ticket has previously been issued and the vehicle is again identified as not being registered then the vehicle will be towed. Vehicles found to belong to residents/owners will be prevented from registering. Alex would have administrative access to the system for our lot and for a fee authorized Board members will be able to call for enforcement outside of regular patrols. Tickets will include a photo of the vehicle and plate.

This service can be provided for a monthly fee of \$325. We would contract for 1 year and then can evaluate whether to continue. Residents will receive instructions by mail regarding the rules and how to use the system. For the first 30 days warnings will be issued to give owners and visitors ample notice of the change in policy. To start it was proposed that we limit use to 7 registrations in a month for up to 12 hours each time. Should residents have need for extended use they can contact Alex, however spots are not guaranteed. The Board will be notified of any exceptions.

There was a concern raised that some people may not have a smart phone, or that they may have difficulty with the system. Since there are several methods of registering – including dialling from a landline we feel there are adequate options. Our current signs will also be stored in case we decide not to continue with the service.

We acknowledge that the system isn't perfect, but it offers the opportunity for more consistent patrols and enforcement. Time limits help to create turnover in the parking stalls. Using a parking service is a way to manage demand in our busy lot, and make sure stalls are available to visitors,

and not used by residents. We would like residents to know that we take the issue seriously and are want to address access to visitor parking.

Motion: To engage United Parking to provide visitor parking enforcement services at a cost of \$325 per month.

Moved: Kate

Seconded: Dena

Carried

6.3 Spring Cleanup

Spring cleanup work should be starting soon. The majority of the work will take place once the frost is gone/ the lawn dries.

6.4 Raised Planter Beds

Courtyard planters will be offered in the spring newsletter. Residents will be able to reserve one planter and then if there are still some free, second planters will be offered. We will check soil levels and top up if necessary.

6.5 Newsletter

A spring newsletter will be sent to residents. Topics to include are planter beds, lobby bookshelves, parking, and pet etiquette in the courtyards. Alex will have the Board review the letter before it goes to residents.

6.6 Raise for In-house Cleaning Person

There was a question if it was time to review the pay for the in-house cleaning. It was decided to review in six months when we review the budget.

7.0	Resident Correspondence/Email
	No correspondence to report.
8.0	Next Meeting Date
	Thursday April 21 at 7:00 pm via Zoom
9.0	Adjournment
	Motion that the meeting be adjourned. 8:19 pm

Prepared by Laura Giroux