

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

When: April 21, 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 7:16 pm
2.0	Approval of Agenda
	<p>Motion: To accept the agenda with the addition of 6.1 Garage Overhead Door Moved: Pat Second: Laura Carried</p>
3.0	Approval of Previous Minutes
	<p>Motion: To approve the March 24, 2022 Board Meeting Minutes. Moved: Laura Seconded: Rob Carried</p>
4.0	Reports
	<p>4.1 Financials We reviewed the March financials.</p> <p>4.2 Arrears Several units with arrears have made payments or partial payments, but there are still some outstanding amounts from the special assessment levied last year. Letters have already been sent to all units affected. As payment was due September 30 2021, we discussed placing caveats on units whose fee remains unpaid.</p> <p>Motion: To place a caveat on Unit [REDACTED] if the special assessment payment is not received by May 10, 2022 Moved: Rob Seconded: Fraser Carried</p> <p>Motion: To place a caveat on Unit [REDACTED] if the special assessment payment is not received by May 30, 2022 Moved: Rob Seconded: Fraser Carried</p> <p>Motion: To place a caveat on Unit [REDACTED] if the special assessment payment is not received by May 30, 2022 Moved: Rob Seconded: Fraser Carried</p>

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Moved: Rob

Seconded: Fraser

Carried

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Seconded: Fraser

Carried

5.0 Business Arising from Previous Minutes

5.1 Water Loss from Units [REDACTED]

We are still waiting for access to the final unit before work will be completed

5.2 Standard Insurable Unit Description (SIUD)

We reviewed the final version of the SIUD from Skyline. Alex and Rob will complete the paperwork to have it registered with Land Titles.

Motion: To approve the Standard Insurable Unit Description as presented.

Moved: Dennis

Seconded: Laura

Carried

5.3 Building Maintenance

5.3.1 General Maintenance

There was a call out for maintenance to one of the air units that was making noise.

The next pakade sweep is scheduled for Thursday May 12. Common hallway and stairwell carpet cleaning will take place May 25, 26 and 27. Spring landscaping cleanup is ongoing.

5.3.2 Balcony Pillar Bank 117, 217, 317, 417

Alex has been keeping us apprised of this process by email. Wade provided their report. They are suggesting work similar to the work done for the 31 stack of balconies. Wade is finalizing their specifications to provide to the contractor. Planters that are close to where the work will happen will not be offered for use this summer. They also suggested we do general surveys to capture residents own observations and get regular feedback. Alex will put together the

	<p>questionnaire.</p> <p>5.4 Front Lobby Book Case Since last meeting signs have been posted to alert residents that the lobby bookshelves are for books only. Fewer household items have been left in this area. There has been a lot of improvement, but we will continue to monitor the situation.</p> <p>5.5 Parking Enforcement – United Parking Notices of the new visitor parking rules were emailed to all owners and tenants we have emails for. Additionally, notices will be hand delivered to each unit tomorrow to make sure every resident has a copy. Our lot number is now showing on the app, but registrations won't be possible before May 1. We do expect some growing pains. Alex will receive regular reports regarding registrations. Alex has received a few phone calls regarding the change. It was clarified that the limit to the number of registrations is to the visitor plate number and not the unit visited.</p> <p>5.6 Newsletter A draft of the newsletter will be emailed to the Board. Any suggestions can go to Alex. The newsletter will include a reminder that anyone considering construction/alterations in their unit should contact KDM for an application of renovation.</p>
	New Business
	<p>6.1 Garage Overhead Door Recently there was some damage to the stucco above the garage door when a resident went into the parkade with an over height vehicle. Spring Winders (who do our monthly overhead door servicing) will install a steel lintel with clear height lettering to help protect from further damage. The lintel is a maintenance item, but the resident will be charged back for repair that need to be made to pipe insulation in the parkade that was damaged by the vehicle.</p>
7.0	Resident Correspondence/Email
	<p>There have been regular noise complaints regarding unit [REDACTED]. Neighbours affected have tried to speak to the residents, but there was no decrease in noise, so KDM was contacted. Unfortunately, letters were issued to the incorrect unit. Alex has now spoken with the residents of [REDACTED], but the excessive noise has continued. As noise which is a nuisance is a bylaw infraction a fine was levied against the unit. There is a waiting period before another fine can be issued, but if complaints continue the unit will be fined again. The board discussed what steps could be taken before resorting to legal options, and what our legal options could be. We have asked Alex to consult with our lawyer and that a more strongly worded letter be sent to unit [REDACTED].</p>
8.0	Next Meeting Date
	Thursday May 19 at 7:00 pm via Zoom
9.0	Adjournment
	Motion that the meeting be adjourned. 8:28 pm

Prepared by Laura Giroux