

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

**When:** May 19, 2022  
**Where:** via ZOOM  
**Present:** Rob Mastel  
 Pat Paul  
 Dena Hodgkinson  
 Dennis Jacobs  
 Laura Giroux  
 Alex Zovighian KDM Management inc.  
**Regrets:** Fraser Sockett  
 Kate Marchessault

	Item
<b>1.0</b>	<b>Call to Order</b>
	Meeting called to order at 7:02 pm
<b>2.0</b>	<b>Approval of Agenda</b>
	<p><b>Motion:</b> To accept the agenda with the addition of <b>5.5 Amenities Room</b> and <b>6.3 Lobby Book Shelves</b>  <b>Moved:</b> Dennis  <b>Second:</b> Pat  <b>Carried</b></p>
<b>3.0</b>	<b>Approval of Previous Minutes</b>
	<p><b>Motion:</b> To approve the April 21, 2022 Board Meeting Minutes.  <b>Moved:</b> Laura  <b>Seconded:</b> Rob  <b>Carried</b></p>
<b>4.0</b>	<b>Reports</b>
	<p><b>4.1 Financials</b>          The April financials are not ready yet. Alex will send them to the board by email when they are ready.</p> <p><b>4.2 Arrears</b>          Some of the arrears have been paid, or have made arrangements to pay June 1.</p>
<b>5.0</b>	<b>Business Arising from Previous Minutes</b>
	<p><b>5.1 Water Loss from Units</b> [REDACTED]          Arrangement have been made so that the flooring can be completed in the final unit. Other units were given their certificate of completion.</p> <p><b>5.2 Building Maintenance</b></p> <p><b>5.2.1 General Maintenance</b>          Unfortunately, one of our maintenance men suffered a stroke and is unable to work. The second maintenance worker is still fulfilling our Tuesday and Friday schedule on his own until Tailormade contracting can fill the second spot.          The parkade was swept May 12 and the surface lots have now been done too. There are still some piles of gravel remaining that need to be cleared. Next, the grate at bottom of parkade ramp will be cleaned. The Board has also asked that the grate in front of the elevator be cleaned too as the drain is slow. Alex will make sure all parkade drains are checked.</p> <p><b>5.2.2 Balcony Pillar Bank</b> [REDACTED], [REDACTED], [REDACTED], [REDACTED]          The contractor and engineer are sill finalizing the scope of work. The contract has been signed so work should begin shortly. Owners in the area of work will be notified when work is to</p>

	<p>begin.</p> <p><b>5.3 Parking Enforcement – United Parking</b> The new parking process seems to be working well. Since implementation, there has been significantly more spots available for visitors. A few tickets have been issued, but Alex has only received one complaint regarding the process.</p> <p><b>5.4 Newsletter</b> The Spring newsletter draft was sent to the board. We reviewed the draft and added several topics. Any additional edits can go to Alex.</p> <p><b>5.5 Amenities room</b> It was suggested that the Board host a barbecue to let residents know the amenities room is available to rent again, and also as a social opportunity. Pat and Dena will host a lunch on Saturday July 9. The date will be added to the newsletter. Pat expects to spend around \$100. The money will come from the amenities room fund. A resident questioned why there is no access to the patio from the amenities room. Not having the room open to the patio increases the security of the building and gives more control over access to the room.</p>
	<b>New Business</b>
	<p><b>6.1 Spring Cleanup/Lawn Maintenance</b> We are nearing the end of spring cleanup. Aeration, spraying, and parking lot sweep have been done. Weekly lawn care and clearing any garbage from the beds will now begin. Alex reviewed the property with the arborist and it was recommended we take a break from large tree pruning this year. Pat will fill the front entrance planters this year. She expects to spend around \$100 for flowers. The money will come from the amenities room fund. We were reminded that Solstice landscaping does our weekly lawn maintenance and that Seasonal Impact does the mulch beds maintenance.</p> <p><b>6.2 Planters</b> It was confirmed that there is still a planter available, but if no one shows interest it will be offered as a second planter to those already participating. The hoses should be out soon.</p> <p><b>6.3 Lobby Book Shelves</b> Laura reviewed what's on the take a book leave a book shelves in the lobby, and determined that we can condense what we have from 8 shelves to 5. No objections were raised so Laura will rearrange what's there, and will also evaluate the shelves. If any extras are worth keeping, they will be stored. Since there have been fewer household items left in this area the warning signs will be removed, but if we notice more items again we'll repost.</p>
<b>7.0</b>	<b>Resident Correspondence/Email</b>
	<p>Dena was excused from the meeting. The discussion moved in camera.</p>
<b>8.0</b>	<b>Next Meeting Dates</b>
	<p>Wednesday June 15 at 7:00 pm via Zoom Thursday July 21 at 7:00 pm via Zoom</p>
<b>9.0</b>	<b>Adjournment</b>
	<b>Motion that the meeting be adjourned. 8:04 pm</b>

Prepared by Laura Giroux