

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

When: July 21, 2022
Where: via ZOOM
Present: Pat Paul
 Dena Hodgkinson
 Fraser Sockett
 Kate Marchessault
 Laura Giroux
 Alex Zovighian KDM Management inc.
Regrets: Rob Mastel
 Dennis Jacobs

	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 additions. Moved: Fraser Second: Kate Carried
3.0	Approval of Previous Minutes
	Motion: To approve the May 19, 2022 Board Meeting Minutes. Moved: Laura Seconded: Pat Carried
4.0	Reports
	4.1 Financials Alex reviewed the May financials with the Board. We expect the June financials soon. 4.2 Arrears The arrears are being monitored by KDM. There have been several nsf's recently and KDM is contacting those residents for payment. The outstanding special assessment amounts have been paid.
5.0	Business Arising from Previous Minutes
	5.1 Building Maintenance 5.1.1 General Maintenance A futon frame was left by the 3 rd floor staircase and was taken away by junk removal. Quarterly preventative maintenance on the air units was completed. Some residents did notice when the air conditioning was off in their hall during the maintenance. Residents are reminded that propping open unit doors in an effort to access the air conditioning makes the system work harder and can cause problems. A security bar will be added to the intercom. There was an attempt to access the system, but the person was deterred by our camera. The lock itself can't be changed because of the wiring and electronics. The bar will make the system more difficult to access. There have been no problems with the garage door this month. We are still waiting on the lintel installation. 5.1.2 Balcony Pillar Bank ■■■, ■■■, ■■■, ■■■ We are ready for the work to start, but are waiting on permit approval from the City of Edmonton. When the permits are received, affected owners will receive a week's notice before

the work begins.

A unit near the '31 balcony stack that was worked on last year noticed some softness in their balcony. Alex had the contractor and engineer have a look. It was determined that the membrane seams could be letting moisture in and that a temporary fix will be implemented and we could include it in our balcony review for 2023.

5.2 Amenities Room

Now that the Amenities Room is available for rentals, we have had several bookings, and there are several upcoming bookings. Pat has also received several comments from renters who wonder why there is no cable and what is happening with the sports tables that have not been set up. The cable was cancelled when the Amenities Room was closed during COVID restrictions. Alex will look into having this reconnected. There was some concern about the sports tables.

Motion: To have the sports tables removed from the Amenities Room by junk removal before the end of the month. Moved by Kate. Motion not seconded; motion failed.

The Board then discussed how the sports tables were purchased and possible setup options. It was determined that we need to inventory room contents in order to make a decision about what should be in the room going forward to allow for the most flexible use. Kate will send an email asking all Board members to have a look at the room and offer an opinion by July 31. Board members can arrange access to the room with Pat.

Pat also received a suggestion of a board games night for the fall. She will let the resident know they are allowed to post in the mail room for social activities, and that free room use is offered for social events open to everyone in the building.

5.3 General Lawn Maintenance

Tree pruning has been completed around the building. Unfortunately, a tree behind the building uprooted in a windstorm this year and we are unable to transplant it. It will not be replaced for the moment. The Board will review possible replacement options as part of the landscaping plan next year. Grass cutting continues and Solstice has also been asked to do increased cleanup of the mulch that gathers against the parking lot curbs. Seasonal Impact installed ornamental grass in front of the building.

New Business

6.1 Lock boxes on the railing at the front entrance

For realtor access this building has a centralized lockbox in the lobby with a front door key. Unit keys in individual lock boxes are then placed in a centralized location inside the building. The central lockbox is part of a program so when a realtor lists from our building, they should be able to tell we have this type of setup. Recently a couple realtors added their lockboxes to the aluminum railing at the entrance. They have been contacted and will move their boxes to the appropriate location. There are also several unidentified lock boxes on the front aluminum railing. One was recently stolen and the spindle was damaged. The other boxes will be removed to prevent further damage. Any questions regarding the lock boxes can go to Alex.

6.2 2022 Operating Budget

Alex provided a working draft of the 2022-2023 budget for the Board to start reviewing. There are several line items that we will need to consider closer to the end of the fiscal year when we'll have a better idea of the final numbers. We expect to further drafts before we make decisions about next year's budget (around the beginning of September).

We discussed some areas where we might like to be especially conservative.

Motion: The Board will be recognized with a dinner once per budget year for an amount within a modest set budget. The dinner is limited to Board members.

Moved: Kate

Second: Laura

Carried

6.3 Annual General Meeting

We discussed whether we could hold the AGM in the Amenities Room or if we would need a larger

venue to allow space for distancing. It was decided that we will evaluate Internet access in the Amenities Room in the hope of offering the option in-person or remote access. The date has been tentatively set for Wednesday December 7.

6.4 Upper Floor Lobbies

Kate wondered if it is also time to re-evaluate the furnishings in the upper floor lobbies. We decided to also inventory these items so they can be included in our Amenities Room furniture discussion.

6.5 Balcony Coverings/Screens

There has been an increase this year in balcony coverings. Alex will review how many and what types there are so the Board can determine if we need create rules.

6.6 BBQ

The social BBQ on July 9 had 24 attendees. There was lots of positive response.

7.0 Resident Correspondence/Email

Residents are reminded that operation concerns should go to Alex rather than the Board.

8.0 Next Meeting Date

Wednesday September 21 at 7:00 pm via Zoom

9.0 Adjournment

Motion that the meeting be adjourned. 8:38 pm

Prepared by Laura Giroux