

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

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

	Item
1.0	Call to Order
	Meeting called to order at 7:03 pm
2.0	Approval of Agenda
	<p>Motion: To accept the agenda with additions of 6.4 AGM date and 6.5 Building carpet. Moved: Pat Second: Laura Carried</p>
3.0	Approval of Previous Minutes
	<p>Motion: To approve the July 21, 2022 Board Meeting Minutes. Moved: Laura Seconded: Fraser Carried</p>
4.0	Reports
	<p>4.1 Financials We reviewed the August financials. Of note is the higher expenditure in Common Property Maintenance. This was expected as the installation of a metal plate above the parkade door has occurred.</p> <p>4.2 Arrears The arrears are being monitored by KDM.</p> <p>4.3 Operating Budget The draft budget was discussed by email. Thank you to everyone for your comments and Alex for his projections. We were fortunate to receive our insurance premium amount for next year to include in the budget. Motion: To approve the Operating Budget for the 2022-2023 fiscal year at a total of \$902,724.00 to be divided among unit factors and assessed to each unit beginning October 1, 2022. Moved: Fraser Seconded: Rob Carried</p>
5.0	Business Arising from Previous Minutes
	<p>5.1 Building Maintenance</p> <p>5.1.1 General Maintenance – carpet cleaning, parkade sweep The bulb for the fixture over the parkade door was recently replaced. A replacement LED fixture was considered, but significant remediation to the stucco would be needed to make it work. Instead, when the bulb was replaced, the fixture was also cleaned. Carpet cleaning has been scheduled for October 17 to 19. It is expected to take 2 days with an extra day available in case of unforeseen circumstances.</p>

A parkade sweep will be scheduled for November. Alex is waiting for a confirmed date from Alberta Sweep. We will continue with 3 cleanings per year – November, February and May. In early summer the parkade drains are cleaned.

5.1.2 Balcony Pillar Bank ■■■, ■■■, ■■■, ■■■

The balcony work is on track to be completed in three to four weeks. There was a slight delay when an area exposed required more instructions from the engineer. The exposed pillars are a concern but not as bad as assumed. Going forward we will monitor balcony condition annually with a resident survey. Alex is consulting with the engineer regarding appropriate questions.

5.2 General Lawn Maintenance/Snow Removal

We continue to have great lawn service from Solstice. There will possibly be one more cut in September and one in October. Fall cleanup is expected to occur in October and usually takes 2-3 days. In winter Solstice will also do snow removal. The lawn will also be fertilized once more this season by Green Oasis.

5.3 Inventory of Items, Elevator Lobbies, Amenities Room

This item was deferred to the next meeting when Kate is available.

New Business

6.1 Parkade Stairwell Doors

Some of the parkade stairwell doors have been replaced. Over time the seams of the 20-gauge steel fire rated door had become damaged and adjustments weren't able to fix the doors. Since we are replacing them sooner than expected, a thicker 18-gauge steel was chosen and we hope they will last longer. They will be painted soon.

6.2 Front Concrete Slab

There is a significant vertical difference between the concrete slab in front of the building and the sidewalk which could be a tripping hazard. There is also a concern about how snow melt accumulates in this area and makes ice a concern. Alex shared a quote for trip hazard removal, but there was a concern that the proposed work won't fully address the problem. Alex will review with the proposed contractor and then the Board will discuss again.

6.3 Damage from Unit ■■■ Move in

During a move in to unit ■■■, a hallway sconce shade was broken. They did notify Alex, but in the mean time our maintenance had replaced the shade. Alex did issue a chargeback to the homeowner, but there was concern that the charge wasn't in line with the cost of replacement. The Board discussed the difficulty of replacing shades as they are no longer available and we have limited extras. It was concluded that the chargeback for damage to a common property light fixture would be reduced to \$100.00.

6.4 AGM date

The AGM is tentatively scheduled for Wednesday December 7 at 7:00 pm. There will be an online attendance option. We will review again at the next meeting.

6.5 Building Carpet

Rob was concerned about the condition of the carpets and suggested to Alex that we should consider starting to update the carpets in the building to a carpet tile similar to what was used in the upper floor lobbies. The lobbies used a very high-end product because they are high traffic areas. We would likely consider a more mid range but complimentary product in the hallways as there is less traffic. Alex was able to get a rough estimate of \$30,000 – \$32,000 per floor and \$16,000 per staircase. The work would not be completed all at once, but a section at a time. The Board requested that Alex get a full quote.

Dennis raised another concern about the blackened stipple surrounding the ceiling vents. Previously, the area has been treated with Kilz (a stain-blocking primer), Alex will investigate possible options to improve the appearance and minimize future maintenance.

7.0

Resident Correspondence/Email

	No correspondence to report.
8.0	Next Meeting Date
	Wednesday October 19 at 7:00 pm via Zoom
9.0	Adjournment
	Motion that the meeting be adjourned. 8:02 pm

Prepared by Laura Giroux