

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

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

	Item
1.0	Call to Order
	Meeting called to order at 7:02 pm
2.0	Approval of Agenda
	Motion: To accept the agenda as presented. Moved: Dennis Second: Pat Carried
3.0	Approval of Previous Minutes
	Motion: To approve the September 21, 2022 Board Meeting Minutes. Moved: Laura Seconded: Dennis Carried
4.0	Reports
	<p>4.1 Financials We reviewed the September financials. September is the last month in our fiscal year. Once the balcony repair is completed, we will consider staggered GIC's to invest some of the reserve fund. Our 2021-2022 financial documents have been provided to the auditor and we expect the draft statement for board approval mid to late November.</p> <p>4.2 Arrears Many of the September arrears have been cleared. Anything outstanding will be monitored by KDM.</p>
5.0	Business Arising from Previous Minutes
	<p>5.1 Building Maintenance</p> <p>5.1.1 General Maintenance – carpet cleaning, parkade sweep All parkade floor drains were cleaned out and drain covers were replaced. Even though our maintenance staff flush the drains it is good practice to have them hydro vacuumed occasionally. The next parkade sweep is scheduled for Wednesday November 30. Notices will be posted to inform residents. The carpet cleaning is still being scheduled. It is expected to take 2 days with an extra day available in case of unforeseen circumstances. This is the time of year when we would typically order more rubber backed mats in preparation for the winter season. The replacement of the lobby carpets with high quality carpet tiles means we don't require as many mats and will have a savings on mat rentals. No other items of note have been reported from our maintenance team. We have not had any recent reports of household or large items being left by our lobby bookcases.</p> <p>5.1.2 Balcony Pillar Bank ■■■, ■■■, ■■■, ■■■ The balcony work is still on track to be completed by the end of October. Alex shared recent</p>

	<p>site visit reports from Wade Engineering with the Board.</p> <p>5.2 Fall Clean Up/Snow Removal The fall cleanup has started and the junipers at the entrance to the east parking lot have been trimmed. We have an annual contract and snow removal will begin as soon as there is sufficient accumulation. The gravel bin next to the front doors will be filled soon.</p> <p>5.3 Front Concrete Slab A tripping hazard has been identified at the front of the building between the concrete slab and the sidewalk. We have received a quote to repair. At the request of the Board, Alex and the contractor took a second look at the area to consider how the work may affect water pooling on the slab. It was determined that we can review at several stages of the project. Motion: To engage Safesidewalks Canada for trip hazard removal restoration services at a cost of \$1365.00 Moved: Rob Second: Dena</p>
	New Business
	<p>6.1 Unit [REDACTED] & [REDACTED] [REDACTED] was excused from the meeting. There has been an ongoing dispute between units [REDACTED] and [REDACTED]. The Board discussed the steps we have taken so far, and if there is further action that could be taken. Sound testing was considered, but has been performed in this building in the past and all elements are to code. The Board has offered mediation, but the offer was declined by one of the parties. It was determined that further steps are beyond our purview. The Board will let both parties know that should they wish to escalate their complaints they must move to mediation, arbitration, or legal options. Letters will be drafted for the Board to offer edits and be sent out within the next two weeks.</p>
7.0	Resident Correspondence/Email
	No correspondence to report.
8.0	Next Meeting Date
	Wednesday November 16 at 7:00 pm via Zoom
9.0	Adjournment
	Motion that the meeting be adjourned. 7:57 pm

Prepared by Laura Giroux