

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

When: January 19 2023
Where: *In amenities room and via ZOOM*
Present: Rob Mastel
 Pat Paul
 Dennis Jacobs
 Fraser Sockett
 Bill Bondy
 Longin Szafranski
 Alex Zovighian KDM Management inc.

Regrets: Laura Giroux

	Item
1.0	Call to Order
	Meeting called to order at 7:04 pm
2.0	Approval of Agenda
	Motion: To accept the agenda as presented. Moved: Dennis Second: Rob Carried
3.0	Approval of Previous Minutes
	Motion: To approve the October 19 2022 Board Meeting Minutes. Moved: Rob Seconded: Dennis Carried
4.0	Reports
	<p>4.1 Financials Alex gave a general over view of the financials for the new Board members. The Board reviewed the December financials, Alex explained that it is the third month into their fiscal year, and the expenses generally on par to the Budget. The utilities as a whole are ok YTD, Gas was high for the month of December but for the year it is on Budget. We will review this line through the winter. GIC's were discussed, Alex presented the rates available from RBC. The Board decided to move forward with the purchase.</p> <p>Motion To purchase three GIC's with RBC so that the maturity dates would be laddered. \$100,000 in a 270 day GIC at 4.45% \$150,000 in a 1 year GIC at 4.60% \$250,000 in a 2 year GIC at 4.70%</p> <p>Moved: Pat Seconded Rob Carried</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 Parkade Sweep s scheduled for February 1, notices have been posted in the building. The next sweep will take place April 27 2023 and will plan on line painting at the same time. There is a push bar on the west second floor stair case that sticks. Schindler elevator will be out soon to address the door closer on elevator #2</p>

Balcony Pillar Bank [REDACTED], [REDACTED], [REDACTED]

The work as been completed for several weeks now, but the construction fence is still up, Alex will contact the contractor to have the fence removed.

5.2 Snow Removal

The Board has been very happy with the snow service provided by Solstice this season

New Business

6.1 Water loss from [REDACTED]-[REDACTED]-[REDACTED]

During the Christmas break there was a water loss that originated from unit [REDACTED], it was their shower drain that had caused the leak. First General completed the remediation on the units. They will be supplying a rebuild quote shortly. This will be charged back to the Owners insurance company.

7.0 Resident Correspondence/Email

No correspondence to report.

8.0 Next Meeting Date

Wednesday February 15 at 7:00 pm via Zoom

9.0 Adjournment

Motion that the meeting be adjourned. 7:57 pm

Prepared by Alex Zovighian