

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

**When:** February 15, 2023  
**Where:** via ZOOM  
**Present:** Rob Mastel  
 Pat Paul  
 Dennis Jacobs  
 Bill Bondy  
 Longin Szafranski  
 Laura Giroux  
 Alex Zovighian KDM Management inc.

**Regrets:** Fraser Sockett

	Item
1.0	<b>Call to Order</b>
	Meeting called to order at 7:03 pm
2.0	<b>Approval of Agenda</b>
	<b>Motion:</b> To accept the agenda as presented. <b>Moved:</b> Dennis <b>Second:</b> Laura <b>Carried</b>
3.0	<b>Approval of Previous Minutes</b>
	<b>Motion:</b> To approve the January 19, 2023 Board Meeting Minutes with the amendment that Alex prepared the minutes. <b>Moved:</b> Bill <b>Seconded:</b> Pat <b>Carried</b>
4.0	<b>Reports</b>
	<b>4.1 Financials</b> The January statements will be emailed to the Board when they are ready. The GIC investments approved at the last meeting have been made.  <b>4.2 Arrears</b> There is a unit in arrears for four months of fees. A letter has been sent to the owner as well as their mortgage company. If no reply is received, we will review the possibility of placing a caveat at the next meeting.
5.0	<b>Business Arising from Previous Minutes</b>
	<b>5.1 Building Maintenance</b> <b>5.1.1 General maintenance</b> The parkade sweep on February 1 went well. There was some hydraulic fluid leakage from the machine but they were able to come back and clean up. The lot will be checked again in the spring to see if further clean up is needed. The handyman noticed some issues with the roof air units and Paragon was called for a repair. Other duties such as light changing continues as usual.  <b>5.1.2 Garage Door</b> Today a spring broke on the garage door so it was unable to be opened. Alex was notified and was able to have Springwinders onsite as soon as possible to perform the repair. We understand that it is an inconvenience when there are difficulties with the door, but residents are asked not to attempt to force the door open. There are several safety considerations especially since our door is larger

	<p>and heavier than a home garage door. If there is an issue residents should call Alex to confirm if a service call has been made.</p> <p><b>5.1.3 Front Entry Concrete Slab</b> Safesidewalks Canada contacted Alex to do the work during the recent warm weather. Unfortunately, as the temperature has dropped again it is now too cold. If the weather improves, they hope to complete the fix by mid March.</p> <p>We also discussed the linoleum tiles on the main floor in the west staircase. They have become cracked and we have to wait until the weather is warmer to replace them to ensure the glue cures correctly. As we are also reviewing carpet replacements for the hallways and staircases, the Board would like to consider replacing the linoleum with heavy duty carpeting like in the elevator lobbies. Alex will get quotes and samples for the board to review. A concern was brought forward about the exposed cabling by the west door. This will be addressed when the linoleum is replaced.</p> <p><b>5.2 Snow Removal, follow up</b> Solstice continues to provide great snow removal service. They were able to clean up east parking a bit more now that the fence has been removed.</p>
	<b>New Business</b>
	<p><b>6.1 Lawn Maintenance 2023</b> Solstice provides our snow and lawn maintenance, typically with 2-year contracts. We reviewed the proposal from Solstice for 2023/2024. <b>Motion: To engaged Solstice Commercial Snow &amp; Landscape Maintenance to provide snow and landscape maintenance for 20203/2024.</b> <b>Moved:</b> Laura <b>Second:</b> Rob <b>Carried</b></p> <p>Seasonal Impact provides our garden maintenance. We reviewed the proposal for 2023. <b>Motion: To engage Seasonal Impact for mulch bed maintenance for 2023.</b> <b>Moved:</b> Rob <b>Second:</b> Dennis <b>Carried</b></p> <p><b>6.2 Balcony Survey</b> A recommendation from the recent balcony repairs was to do a survey to evaluate all balconies. Regular checks could help us get an idea of when there might be issues that require further investigation. Alex will send a sample survey to the Board for edits and suggestions. Paper surveys will be given to all units, but we will consider an online option for responding too.</p>
<b>7.0</b>	<b>Resident Correspondence/Email</b>
	No correspondence to report.
<b>8.0</b>	<b>Next Meeting Date</b>
	Wednesday March 15 at 7:00 pm via Zoom
<b>9.0</b>	<b>Adjournment</b>
	<b>Motion that the meeting be adjourned. 7:38 pm</b>

Prepared by Laura Giroux