

MACEWAN GARDENS II
CONDOMINIUM CORPORATION NO. 092 4818
Annual General Meeting
December 06, 2017

LOCATION: MacEwan Gardens II Amenities Room
263 MacEwan Road SW
Edmonton, AB T6W 0C4

APPROVED MINUTES

No.	Item
1.0	Call to Order
	<p>Motion: To allow Alex Zovighian from KDM Management Inc to chair the meeting Moved: Pat Unit 120 Second: Frasier Unit 233 Carried</p> <p>Chairman Alex Zovighian called the meeting to order at 7:00 p.m. and made introductions:</p> <p style="text-align: center;"><i>Alex Zovighian - KDM Management Inc.</i> <i>Richard – KDM Management Inc. (training to be Alex's assistant)</i></p> <p style="text-align: center;">Current board members <i>Kate Marchessault - President Board of Directors</i> <i>Pat Paul - Board of Directors</i> <i>Carole Holmes - Board of Directors</i> <i>Laura Giroux - Secretary Board of Directors</i> <i>Absent - Rob Mastel - Board of Directors</i></p>
2.0	Confirmation of Quorum and Proof of Notice
	<p>At 7:00 p.m., Alex with KDM Management explained to those Owners present that quorum has not been obtained at this time, and as per the bylaws, we require 2500 Unit Factors to be represented, and we only have 1623 Unit Factors currently in attendance. If we are not able to obtain quorum, we must adjourn the Meeting for the following week, same day, same place, and same time. The meeting was held adjourned unit 7pm.</p> <p>As of 7:15pm we still did not obtain quorum for the meeting, it was suggested that a motion be made by the Ownership to continue, rather than Corporation spending more money to do this again next week, when they believe no more Owners are going to show up, if they were interested, they would be here tonight.</p> <p>Motion: To allow the meeting to continue with those present as quorum. Moved: Deb Unit 314 Second: Irene Unit 426 Carried</p> <p>Alex confirmed the Notice of Meeting was sent on November 21, 2017.</p>

3.0	Approval of the Previous Minutes
	<p>Motion: To approve the minutes of the December 7, 2016 AGM</p> <p>Moved: Frasier Unit 233</p> <p>Second: Pat Unit 120</p> <p>Carried</p>
4.0	Reports
	<p>4.1 Presidents Report</p> <p>The President's Report was provided as part of the meeting package. See Attachment 1</p> <p>4.2 Property Manager Report</p> <p>In late 2016 the Board had hope to have the west beds mulched. This project was delayed by weather and was completed in spring 2017. The mulch beds will be ongoing maintenance item because of wind in space and changing to rock is cost prohibitive.</p> <p>This summer the Board engaged an arborist/landscape architect to review our large outdoor space, give us a better idea of how to take care of what we have, and to provide an unbiased review of the property with specs for improvements that can be provided to qualified contractors to bid on projects. In particular she provided some ideas for the front beds of the complex. Because we face north, previous landscaping was not as successful as hoped. We received an extensive plan to improve our current beds with items that will require less maintenance. We are in the process of seeking quotes to have a vendor in place for spring.</p> <p>Thanks to Pat, Kate and Ron (our onsite handyman) for putting together the little library and keeping it tidy. Residents encouraged to use the library.</p> <p>4.3 Financial Report</p> <p>Alex reminded us that the corporation's financial year is October 1 to September 30. There was a fee increase this year mainly to increase contributions to the reserve fund - as directed by our reserve fund study. The reserve fund study is a report regarding the lifespan of building components and the estimated timing and cost of replacement. Part of the Board's duty is to review the study and plan for the future. The Board also increased fees in response to increased utility costs (electricity, water, gas) which are included in fees. Residents reminded to be conscious of effect of consumption on the corporation budget as those costs are still passed on to owners.</p> <p>A copy of the September 2017 audit was included in the meeting package. Alex pointed out (as noted on page 1) that the auditor is an independent accountant who checks KDM accounting practices on behalf of owners. Barb notes in her report that KDM is adhering to standards. We are in a good position financially. As of September 20 our reserve account is in line with our reserve fund study and some is invested in a GIC (minimal return, but some).</p> <p>Questions regarding the audit can be directed to Alex.</p>
5.0	Appointment of Auditor
	<p>Motion: To authorize the Board to engage a qualified financial consultant to conduct a financial audit of the MacEwan Gardens II Condominium Corporation's financial statements for the 2017/2018 fiscal year.</p> <p>Moved: Deb Unit 314</p> <p>Second: Carole Unit 437</p>

	Carried
6.0	Election of Board of Directors
	<p>The Board meets once per month on the 3rd Wednesday of the month, review finances & maintenance items. They are obligated to enforce bylaws.</p> <p>Alex explained that as per the by-laws the Board of Directors can be no less than three and no more than seven members. Directors are elected for two-year terms to allow continuity.</p> <p>There are four Board members currently entering the second year of their two-year term. Kate Marchessault, Rob Mastel, Carole Holmes and Laura Giroux.</p> <p>There are three seats available for the Board of Directors. The floor has been opened for nominations asking participants to stand and give their names if they would like to let their name stand for election.</p> <p>Pat Paul Unit 120, Frasier Unit 233 have allowed their names to stand for the Board of Directors.</p> <p>Motion: To cease nominations Moved: Deb Unit 314 Second: Ken Unit 206 Carried</p> <p>Pat and Frasier were appointed to the Board of Directors by acclamation and will serve a two-year term.</p>
7.0	New Business
	<p>Residents are reminded that taking things from the fitness room and lobbies for personal use is prohibited. Even if the intention is to return the item, items purchased by the corporation should be in their intended location to promote shared use. It was explained that a special assessment was levied in 2010 in particular to purchase the furniture for the amenities room and the equipment for the fitness room.</p> <p>Parking - Visitor parking is for short term visitors. Residents are reminded that untagged vehicles exceeding the time limit can be ticketed and towed. Please be respectful of the community and leave visitor stalls for visitors. If vehicle from a suite is improperly using the parking they can be fined (\$250)</p> <p>While we have increased the number of security cameras on the property, residents are reminded that if they notice anything usual or issues that require attention they can report them to Alex.</p>
8.0	Adjournment
	Alex adjourned the meeting at 7:40 p.m.

Minutes prepared by: Laura Giroux
Secretary, MacEwan Gardens II Condominium Board of Directors
December 6, 2017

Attachment 1

November 2017

Dear Owners & Residents:

The past year has been another good one for MacEwan Gardens II – our annual budget ensured we were able to meet all our financial requirements and an additional \$ 148,400.00 was directed to our Reserve Fund bringing it to a total of \$580,234.24 at the end of our fiscal year.

We welcomed a new director last fall, Carole Holmes, who has been a valuable addition to the board.

All our brick planters in the back courtyard were utilized by residents this past summer and it was heartening to see all the mini gardens doing so well.

The MacEwan library in the lobby has really taken off – we currently have 7 shelves of books for residents to enjoy and more are being donated all the time. The lobby looks more welcoming, less cavernous and we are recycling beautifully.

Our board members continue to offer generously of their time and skills throughout the year above and beyond attending a monthly meeting and I am grateful for their contributions; Rob Mastel, Pat Paul, Laura Giroux and Carole Holmes – thank you.

A special thanks to Alex Zovighian our Property Manager for continuing the journey with us.

I wish you all a happy and healthy new year.

Warm regards,

Kate Marchessault

President, MacEwan Gardens II Board of Directors