

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

When: June 21, 2023
Where: Amenities Room
Present: Rob Mastel
 Pat Paul
 Fraser Sockett
 Dennis Jacobs
 Bill Bondy
 Longin Szafranski
 Laura Giroux
 Alex Zovighian KDM Management Inc.

	Item
1.0	Call to Order
	Meeting called to order at 7:00 pm
2.0	Approval of Agenda
	Motion: To accept the agenda as presented. Moved: Pat Second: Dennis Carried
3.0	Approval of Previous Minutes
	Motion: To approve the May 17, 2023 Board Meeting Minutes. Moved: Laura Second: Fraser Carried
4.0	Reports
	4.1 Financials We reviewed the May financials. The most recent Enmax bill was brought to our attention. The bill for gas has gone up despite reduced consumption. Alex will review with Enmax to see if there are adjustments we can make. In other years there have been cheaper bills in the summer that kept us on budget. At this time, we are significantly over budget for Utilities and will have to take that into account as we start to put together next year's budget. We will also have to monitor our cash flow over the next few months, as it may affect our ability to pay our insurance in a lump sum. There is an option to pay over 3 months. 4.2 Arrears No arrears of concern. KDM will continue to monitor.
5.0	Business Arising from Previous Minutes
	5.1 Building Maintenance 5.1.1 General maintenance The parkade sweep and line painting are complete. There were some recent issues with the make up air units in the east and central wings. When the repairs were done, quarterly maintenance was also completed. When the air system is working you should be able to hear a hum and feel a breeze. If you notice further issues, please contact Alex. The asphalt around the manhole cover in the east parking lot and the pothole in the parking lot entry have been repaired. 5.1.2 Carpet for Staircases and Side Entries

	<p>The carpet installation in the side entries and east, west, central and lobby staircases is complete. We have heard some positive feedback from residents. We would like to move ahead with replacing the hallway carpet too. A quote and samples have been requested. We will consider something slightly less heavy duty for the hallways than the lobbies and staircases as there is less traffic.</p> <p>5.2 Balcony Survey</p> <p>The balcony surveys were distributed. 36 responses have been received so far, and there are still a few days until the deadline. At first glance there aren't major concerns, but surveys will be reviewed with an eye to patterns of concern. We expect to do the survey again to get a few years of data.</p> <p>5.3 Tree Removal/Replacement</p> <p>The Swedish Aspens in front of the building were evaluated. It was decided that two needed to be removed. Since the aspens aren't ideal for this climate the arborist made an alternate suggestion. Once the stumps are ground out the two will be replaced with ornamental crabs that produce blossoms but no fruit.</p> <p>Seasonal Impact has also removed the dead shrubs from the front beds. They are looking much better after the recent rain.</p>
6.0	New Business
	<p>6.1 Parkade Floor drains/ramp gate</p> <p>During the recent rain the grate at the bottom of the parkade ramp overflowed. A vac truck was brought in to clear the debris from the drain and grate. The grate is designed to handle a lot of rain, and any overflow is a sign of a problem. Please contact Alex if you notice anything amiss.</p>
7.0	Resident Correspondence/Email
	No correspondence to report.
8.0	Next Meeting Date
	Wednesday July 19 at 7:00 pm
9.0	Adjournment
	Motion that the meeting be adjourned. 7:39 pm

Prepared by Laura Giroux