

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

When: July 19, 2023
Where: via Zoom
Present: Rob Mastel
Pat Paul
Fraser Sockett
Dennis Jacobs
Bill Bondy
Laura Giroux
Alex Zovighian KDM Management Inc.
Regrets: Longin Szafranski

| | Item |
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| 1.0 | Call to Order |
| | Meeting called to order at 7:03 pm |
| 2.0 | Approval of Agenda |
| | Motion: To accept the agenda as presented. Moved: Pat Second: Rob Carried |
| 3.0 | Approval of Previous Minutes |
| | Motion: To approve the June 21, 2023 Board Meeting Minutes. Moved: Laura Second: Fraser Carried |
| 4.0 | Reports |
| | 4.1 Financials The June financial aren't quite ready. We are still waiting on the Enmax bill. Alex will share them by email when they are ready. Some items of interest: In June the water bill was \$8709 (up from May's \$7500). Due to the large number of units we do see some fluctuations in water use throughout the year. An investigation for leaks isn't warranted at this time, but a regular concern is toilet flappers. Residents are reminded to check their toilets regularly and make replacements when needed. A \$14200 payment was made for the carpet replacement from the reserve fund. A \$6290 invoice was paid from the contingency fund for a water loss that originated in Unit [REDACTED]. Some of the charges will be recouped from the unit's insurance. Our annual insurance appraisal was completed. They evaluate replacement costs not market value. The appraisal is shared with our insurance broker to make sure we have appropriate insurance. Board members can ask Alex if they would like to see the complete appraisal. 4.2 Arrears Three of the arrears have made arrangements to pay; two are from new owners who took possession this month and are still setting up payment with KDM and the third is on a payment plan. The remaining unit has several months of arrears and a letter has been sent to their bank. |

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| 5.0 | Business Arising from Previous Minutes |
| | <p>5.1 Building Maintenance</p> <p>5.1.1 General maintenance</p> <p>One of the front railings was coming loose. The bolts have been replaced.</p> <p>In June our lawn maintenance hit a rock with the mower and caused damage to a main floor balcony glass panel. The glass has been replaced and the lawn company will cover costs.</p> <p>A glass panel on a 4th floor balcony shattered. The unit is vacant and no cause was determined, but the repair and clean up are complete. Thanks to Pat for alerting the units below to watch out for debris.</p> <p>The chairs ordered for the lobbies in March have not yet arrived. Alex will follow up with The Brick.</p> <p>5.1.2 Roof Assessment</p> <p>Our roof assessment was completed by Elements Roof Management Consulting – a division of Wade Engineering. The assessment suggests what maintenance and repairs should be completed to prolong the life of our roof as well as an estimate of what we may have to spend over the next five years. The idea is to be as proactive as possible and have small problems taken care of so they don't lead to larger problems. The work has been put out to tender and we expect to hear about our options next week.</p> <p>5.2 Balcony Survey</p> <p>Alex continues to receive responses to the balcony survey. At first glance there are no areas of serious concern, but he is still collating the results. A few residents have also commented on building stucco, so that will be evaluated.</p> <p>5.3 Tree Removal/Replacement</p> <p>After the tree removal it was determined we would not be able to plant a new tree on one side due to a utility line. This also means they are unable to grind out the stump completely. Alex has asked about the possibility of a shrub that may not need to be planted as deep. On the other side we were able to plant a Courageous Crab. We haven't received any feedback from residents about the tree removal.</p> <p>5.4 Parkade Floor drains/ramp grate</p> <p>The last part of our spring maintenance was completed. The parkade and mechanical room drains, sump pits and the grate at the bottom of the ramp were flushed. Pruning was done on the linden trees on the east and west sides of the building, as well as the pines around the garbage enclosures.</p> |
| 6.0 | New Business |
| | No new business. |
| 7.0 | Resident Correspondence/Email |
| | No correspondence to report. |
| 8.0 | Next Meeting Date |
| | Wednesday August 16 at 7:00 pm |
| 9.0 | Adjournment |
| | Motion that the meeting be adjourned. 7:32 pm |

Prepared by Laura Giroux