

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

When: August 16, 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 |
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| 1.0 | Call to Order |
| | Meeting called to order at 7:02 pm |
| 2.0 | Approval of Agenda |
| | Motion: To accept the agenda with the addition of 6.4 Carpets. Moved: Dennis Second: Fraser Carried |
| 3.0 | Approval of Previous Minutes |
| | Motion: To approve the July 19, 2023 Board Meeting Minutes. Moved: Laura Second: Pat Carried |
| 4.0 | Reports |
| | 4.1 Financials We reviewed the June financials. Most items are on track, but there is concern about the substantial increases to utilities from electricity and gas. We will discuss further under 6.3 Operating Budget. 4.2 Arrears Two of the arrears have now paid and the remaining arrears has made arrangements to pay September 1. There are no other outstanding arrears. |
| 5.0 | Business Arising from Previous Minutes |
| | 5.1 Building Maintenance The drain at the bottom of the parkade ramp was hydro vac'ed to clean the pipe to the sump pump. The asphalt around the manhole cover in the east parking lot has been repaired. Alex is aware that the sprinkler panel in the entry has been beeping. The alarm is due to reduced pressure caused by a small leak. The leak was not present before our last inspection and Levitt Safety will take care of the repair by September 8. An elevator was recently out of order as a door closer guide needed to be replaced. The repair took about a week as parts needed to come from Ohio. When that type of repair is |

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| | <p>required, the elevator must be put out of order due to the risk of entrapment. We are glad to have the second elevator.</p> <p>A noise complaint was received from unit [REDACTED] and the investigation found that the noise was coming from people using the gym after posted hours. Residents are reminded that the gym closes at 10:00 pm. New signage will be posted reminding residents of hours and noise considerations. If there are further difficulties, we may have to consider locking the room after hours. One ongoing source of noise is people dropping free weights. The Board has asked for a quote for mats in that area.</p> <p>One of the trees in the west yard has a lot of low branches. It should be pruned in the next week or so.</p> <p>A concern was raised regarding the water staining on the carpet in the main floor west hallway. The stains are from a water loss. We are currently dealing with the unit's insurance and cleanup will take place after that is complete.</p> |
| 6.0 | <p>New Business</p> <p>6.1 Condo BBQ The BBQ took place on Saturday July 22 and approximately 35 people attended. It was great to see an increase from last year and to see a lot of new faces. Thanks to Bill, Diane and Theresa for helping out!</p> <p>6.2 Amenities Room Bookings There are few rentals at the moment, but we are often busier towards Christmas. A Christmas potluck was suggested. The last time we tried we had a very low turnout, but based on BBQ attendance we might try again this year. There has also been a request to host a mini market with 6 to 7 vendors (all residents) and would be open to residents and their guests. The Board doesn't object to the room being used that way.</p> <p>6.3 Operating Budget 2023/2024 We are very concerned about the cost of utilities this year. Bills are significantly higher than last year, and we have not seen the expected decreases through the summer months (with reduced gas use) that we have seen in the past.</p> <p>There is some concern that there may errors in our bills. Rob and Alex have both contacted Enmax, and the possibility of an error is being investigated, but Atco is also involved and has been slow to respond. While we hope there may be some resolution, we must prepare for next year's budget based on the possibility that these high bills will continue.</p> <p>Prior to the meeting Rob provided Board members with some considerations and his initial estimates for the 2023-2024 operating budget. We also reviewed some estimates from Alex and discussed. Most items from this year are on budget, however Initial budget forecasting for 2023-2024 could see an increase to monthly condo fees of 18-25% to cover the utility increases. In addition, the shortfall to the 2022-2023 operating budget will affect our ability to pay our insurance without financing. Condo corporations aren't allowed to operate at a loss so we will require a special levy to cover the shortfall from high utility costs. We could use the funds earmarked for the reserve fund to pay insurance costs and then use the special levy funds to make the reserve fund contributions over several months. The audit would show the funds being contributed later.</p> <p>We discussed the amount necessary and the potential deadline for the special assessment.</p> <p>Motion: To approve a special levy of \$150,453.74 to be divided by unit factors and assessed to each Unit with full payment due by April 1, 2024 or payment in full upon sale of unit.</p> |

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| | <p>Moved: Pat Second: Laura Carried</p> <p>Laura will send out a draft of the special levy letter for the Board to review, with the intention of having it ready for KDM by Friday.</p> <p>Board members will continue to consider all possible options for the 2023-2024 operating budget including a more modest increase to fees with the potential for another special levy in the spring if needed. We have arranged an earlier September meeting to finalize the 2023-2024 budget to give residents as much notice as possible.</p> <p>6.4 Carpets We are still waiting on a quote and samples to replace the hallway carpet. If our current vendor is unable to provide the quote in a timely manner, we would like to explore alternate vendors aiming to have work done in 2024. Carpet replacement would be a reserve fund expenditure, not an operating expenditure. The reserve fund study provides a guideline for replacement of capital components. Our five-year report outlines which items we will choose to address. Our next reserve fund study is due 2025-2026.</p> |
| 7.0 | Resident Correspondence/Email |
| | No correspondence to report. |
| 8.0 | Next Meeting Date |
| | Tuesday September 5 at 7:00 pm via Zoom |
| 9.0 | Adjournment |
| | Motion that the meeting be adjourned. 9:00 pm |

Prepared by Laura Giroux