

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

**When:** September 5, 2023  
**Where:** via Zoom  
**Present:** Rob Mastel  
Pat Paul  
Fraser Sockett  
Dennis Jacobs  
Bill Bondy  
Longin Szafranski  
Laura Giroux  
Alex Zovighian KDM Management Inc.

	Item
<b>1.0</b>	<b>Call to Order</b>
	Meeting called to order at 7:00 pm
<b>2.0</b>	<b>Approval of Agenda</b>
	<b>Motion:</b> To accept the agenda as presented. <b>Moved:</b> Longin <b>Second:</b> Dennis <b>Carried</b>
<b>3.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion:</b> To approve the August 16, 2023 Board Meeting Minutes. <b>Moved:</b> Laura <b>Second:</b> Longin <b>Carried</b>
<b>4.0</b>	<b>Reports</b>
	<p><b>4.1 Financials</b>  We reviewed the July financials. Utilities continue to be of concern but will be discussed further under 5.1 and 5.2.</p> <p><b>4.2 Arrears</b>  There are three units with arrears – one for condo fees for a unit that recently moved in and is in the process of setting up payment, two for insurance chargebacks.</p> <p>The letter for the special levy was sent out August 21. Eight units have already paid in full and a number have either arranged to pay in full in October or have set up payment plans. This is a great initial response. Alex has not received many questions or concerns about the levy. A reminder notice will be sent around February, 2024 to those who haven't made payment arrangements or still have amounts owing.</p>
<b>5.0</b>	<b>Business Arising from Previous Minutes</b>
	<p><b>5.1 Enmax-Atco Gas</b>  The investigation into our gas bills is ongoing. Alex has had several conversations with our Enmax representative who has also contacted Atco to review the gas charges that come from them. Atco has so far provided a generic response indicating that our gas consumption has surpassed 8000 gigajoules (GJ) per year we are now classed as a high use site which triggers an increase charged demand amount. This answer doesn't explain why the charges only started in 2023, when we have used more than 11000 GJ (but less than 12000 GJ) per</p>

year for several years. KDM also manages other buildings whose use is over 8000 GJ per year and who have not been classified as high use sites.

We discussed if there are any factors that might be increasing our consumption, (boiler technology, mechanical issue, possible leaks, meter not functioning correctly...) but since our consumption has been consistent over several years and we have quarterly maintenance done on our boilers it is unlikely.

Alex has requested our quarterly maintenance provider Paragon Mechanical review and assess physical components. Based on the results we will consider there should be extra checks for leaks or if Atco should check our meter is functioning correctly. Alex has also asked our lawyer to consider our options going forward, potential repercussions, and if we might need specialized help.

Our Enmax representative will continue to investigate and will ask for a more detailed response from Atco. Alex will keep the board apprised of any developments.

There isn't a high use category for electricity consumption, but our rates did increase with our most recent agreement renewal in October 2022. Our agreement is reviewed every three years. We did see some savings when we switched to LED fixtures in the parkade. We discussed the possibility of changing the hallway fixtures. This was investigated a few years ago, but since the whole scone would need to be replaced even with a possible rebate the up-front costs were too high. We will review again in the future.

## **5.2 Operating Budget**

We reviewed the 2023-2024 budget forecast. The initial forecast showed a potential increase to monthly condo fees of 18-25% to address the high utility bills we are experiencing.

We considered several options: a large increase to monthly fees to be sure we can cover the costs of utilities if bills remain high, a more moderate increase with a potential for a special levy in the spring, or a six-month budget with a moderate increase now and a budget review and potential second increase in March, 2024.

There was concern about raising fees significantly now while the bill investigation is ongoing, and about relying on a special levy (and deferring a necessary increase until next year) if we continue to see high utility bills. There was support for a six-month budget. It would provide the opportunity to continue investigating and get more data to prepare for the review in March, 2024. If there are changes to our utility bills, we will be able to adjust the budget accordingly and hopefully with a smaller total increase than originally forecasted. We would also be able to provide owners an interim update at the AGM. The budget letter would remind owners that the fee increase is due to the utility costs we are experiencing, and explain that we will review the budget again in six months.

**Motion: To approve the Operating Budget for the 2023-2024 fiscal year at a total of \$1,020,078.12 to be divided among unit factors and assessed to each unit beginning October 1, 2023 and to be reviewed again in March, 2024.**

**Moved:** Rob

**Seconded:** Bill

**Carried**

## **5.3 Carpets**

Alex has received a quote and some product options for hallway carpet replacement which he will email to the Board for review. The costs for full replacement range from \$79000 to \$98000 plus tax. The Board will review the options and will share our decision with residents at the AGM. The intention is to have the work done in 2024. From the stairwell carpet replacement, we expect it could take some time for the carpet tiles to arrive.

	<b>5.4 Lobby Furniture</b> Alex continues to follow up with the Brick regarding our order.
<b>6.0</b>	<b>New Business</b>
	No new business.
<b>7.0</b>	<b>Resident Correspondence/Email</b>
	No correspondence to report.
<b>8.0</b>	<b>Next Meeting Date</b>
	Wednesday October 18 at 7:00 pm
<b>9.0</b>	<b>Adjournment</b>
	<b>Motion that the meeting be adjourned. 8:17 pm</b>

Prepared by Laura Giroux