

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

When: October 18, 2023
Where: Amenities Room and via Zoom
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 7:42 pm
2.0	Approval of Agenda
	Motion: To accept the agenda with the additions of 5.7 Hallway Carpets, 6.3 Winter Potluck and 6.4 Announcement. Moved: Laura Second: Fraser Carried
3.0	Approval of Previous Minutes
	Motion: To approve the September 5, 2023 Board Meeting Minutes. Moved: Laura Second: Rob Carried
4.0	Reports
	4.1 Financials The September financials are expected by the end of the week and will be emailed to the Board. The August financials were previously shared by email. They do not include the credit from Enmax which will be discussed under 5.1. 4.2 Arrears The Arrears list is longer than usual as it includes the special levy, but many units have made arrangements to pay. Of the remaining arrears three are estimates for insurance chargebacks which will be finalized once the invoices are received and the fourth is for condo fees, but payment arrangement have been made. 4.3 2023 Annual Audit Our usual auditor Barb Surrey will not be able to complete the audit in the timeframe needed so we have engaged Luu Ho from Ho LLP to complete the 2022-2023 audit. We have asked that the draft be ready for the AGM in December.
5.0	Business Arising from Previous Minutes
	5.1 Enmax Billing The investigation into our gas bills has discovered an error in the information Atco was sending to Enmax. A credit of roughly \$64000 has been applied to our account and will be used for our upcoming electricity and gas bills. The Board is pleased with this outcome but will continue to monitor our bills. This month's gas bill is much more in line with our expectations.

	<p>Electricity continues to be high, but the amounts are similar to previous bills for this time of year. Owners are reminded they can help reduce consumption by remembering to turn off items not in use like patio lights. The credit information was listed by month so we have more accurate amounts for the bills from early 2023, but we would also like to review the last 5 years of utility costs when we update the budget.</p> <p>5.2 Insurance Premiums Our insurance premium has drastically decreased this year from approximately \$116000 to approximately \$64000, partly because we are related to the KDM master policy and partly because some deductibles were raised. The premium may not stay this low in future as we expect to see some impact from this year's wildfires.</p> <p>5.3 Operating Budget – Special Levy We are lucky that the worst-case scenario envisioned when we planned the 2023-2024 budget and special levy hasn't materialised. We did budget for a larger insurance premium and for increased utility costs, but did so for 6 months so there would be an opportunity to evaluate and adjust. The board will review the budget again in February/March taking into account our more accurate utility costs, the 2024 carbon tax increase, and will also review the special levy amounts. Our hope is that no further increases to fees will be needed.</p> <p>5.4 Building Maintenance Some maintenance items have been missed by our current maintenance team. They are here 4-6 hours per week and do a building walk through with a checklist that is submitted weekly. They perform some tasks like changing lightbulbs and rinsing drains, but complex maintenance tasks are referred to Alex who contacts the appropriate vendor. Rob has asked Alex to look into other companies that may be able to perform some of the maintenance items rather than just identifying them. We are waiting on pricing and expect to hear soon.</p> <p>5.5 Interior Lobby Furniture The furniture should be delivered next week. Pat will inquire if the delivery also includes removal of the old furniture, but if not, Alex will arrange for removal.</p> <p>5.6 Amenities Room Booking and Loss of Deposits During a recent booking some furniture was moved and left items in unusual places. As advised in the rental agreement their deposit was forfeit. A question was raised whether they should also be fined for mischief. As per legislation, fines are only able to be levied for bylaw infractions. Since the Amenities Room rules are not listed in the corporation bylaws, we are unable to charge an extra fine. The Amenities Room Booking agreement will be reviewed to make sure instructions and penalties are clear.</p> <p>5.7 Carpets We have received carpet samples for the three options provided in the quote. Once we decide on a product line, we can look at more colour options. Alex will check in with our carpet cleaner to see if they have experience with any three options. Once the contract is confirmed, the vendor will also offer 15% off to residents who are interested in purchasing flooring for their unit. A notice will be posted in the mail room.</p>
6.0	New Business
	<p>6.1 Recent Water Losses There have been several recent water losses:</p> <ul style="list-style-type: none"> • A kitchen sink overflow from unit [REDACTED] to [REDACTED] • A fridge line broke in unit [REDACTED] and leaked into the parkade • A shower leak from unit [REDACTED] to unit [REDACTED] • A dishwasher issue from unit [REDACTED] to unit [REDACTED]

	<p>Alex has been in touch with the owners and insurance companies and restoration work is ongoing. The procedure is that the corporation pays the contractors for the work, but we try to time the work with when we received the payment from insurance to manage our cash flow.</p> <p>6.2 Annual General Meeting The AGM is tentatively set for Wednesday, December 6 in the Amenities Room with registration beginning at 6:30 pm and the meeting to start at 7:00 pm. Alex will confirm the date this week.</p> <p>6.3 Winter Potluck Pat will host the Winter Potluck on December 19. Signs will go up closer to the date. She will also purchase some new garland and decoration for the trees. There will be a small market happening in the Amenities Room. So far there are 4 vendors signed up. Residents have until Friday, October 20 to apply.</p> <p>6.4 Announcement Fraser is resigning from the board. A Board seat will be available at the AGM.</p>
7.0	Resident Correspondence/Email
	<p>A noise complaint was received from unit [REDACTED] regarding unit [REDACTED]. We have received similar complaints in the past. There was some effort from unit [REDACTED] to reduce noise transfer and mediation was also offered but declined by one of the parties. We have asked Alex to speak to [REDACTED] and remind them about noise transfer.</p>
8.0	Next Meeting Date
	Wednesday November 15 at 7:00 pm on Zoom
9.0	Adjournment
	Motion that the meeting be adjourned. 9:13 pm

Prepared by Laura Giroux