

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

**When:** January 17, 2024  
**Where:** Amenities Room  
**Present:** Pat Paul  
Dennis Jacobs  
Bill Bondy  
Longin Szafranski  
George Lund  
Laura Giroux  
Alex Zovighian KDM Management Inc.  
**Regrets:** Rob Mastel

	Item
<b>1.0</b>	<b>Call to Order</b>
	Meeting called to order at 7:02 pm Alex welcomed the returning board members and thanked George for joining us.
<b>2.0</b>	<b>Approval of Agenda</b>
	<b>Motion:</b> To accept the agenda with the addition of 6.3 Storage Cleanup and 6.4 Access to Courtyards <b>Moved:</b> Pat <b>Second:</b> Longin <b>Carried</b>
<b>3.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion:</b> To approve the November 15, 2023 with typos corrected. <b>Moved:</b> Laura <b>Second:</b> Longin <b>Carried</b>  <b>Motion:</b> To approve the December 6, 2023 Board Meeting Minutes. <b>Moved:</b> Laura <b>Second:</b> Pat <b>Carried</b>
<b>4.0</b>	<b>Reports</b>
	<b>4.1 Financials</b> We reviewed the November financials. Our next GIC will mature January 20 and will be deposited into the reserve fund. We will discuss potential reinvestment in February. Some larger expenses of note – Legal & Accounting is high because we paid for our 2022-2023 audit, and Contingency is high because of an insurance charge, but is offset by the owner chargeback under Revenues. The December financials are expected soon and will be emailed to the Board.  <b>4.2 Arrears</b> The list continues to be longer due to the special levy. Arrears not from the special levy are on track. As of today, all but one has paid or made arrangements to pay. KDM is in contact with the outstanding unit.
<b>5.0</b>	<b>Business Arising from Previous Minutes</b>
	<b>5.1 Annual General Meeting - Feedback</b> Alex asked the Board if they would like to share feedback regarding the AGM. While there was concern about the technical difficulties (ideally, we would like the accountant to be

	<p>present in person for future meetings), we were happy to be in person in the Amenities Room again. We are also pleased to have a new Board member.</p> <p><b>5.2 Common Carpet Replacement</b>  In December the Board selected a new carpet for the hallways and the contractor is ready to start the replacement. The initial suggestion was to rip out all the carpets at once and then do the install, but we have asked that they work on one wing at a time. Carpet will be removed from all four floors before being replaced. Due to the recent water losses in the west wing, we would like them to start in the east wing. There was concern that we have a lot of things going on in the building between the recent water losses and the garage fob replacement and don't want to confuse residents with too many notices. Alex will arrange with the contractor to start after the emergency work in the main floor west hallway and the garage fob replacement is completed. The new carpet tile is a little thinner than the current carpet so once the baseboards are back on we will evaluate if painting is required.</p> <p><b>5.3 Garage Fob Replacement</b>  The contractor will be installing the new equipment tomorrow. When we are ready, they will turn off the old receiver and engage the new receiver. Before that can happen, the new fobs need to be distributed. Our initial pickup dates will be Monday January 22 6:00 – 8:00 pm, Wednesday January 24 6:00 – 8:00 pm and Saturday January 27 11:00 am – 1:00 pm in the Amenities Room. ID will be required to pickup. There is one fob per stall for security purposes. Should a fob be lost, Alex can delete it remotely. Replacement fobs will cost \$100. Notices with pickup times and info will be posted Friday and owners will also be emailed. We will consider later dates depending on how many are picked up, but we are hoping we can change over to the new system in around two weeks. Once the new system is working there will be a drop-off box for old openers in the lobby so they can be properly recycled/disposed of.</p>
<b>6.0</b>	<b>New Business</b>
	<p><b>6.1 Water Loss – Unit [REDACTED]</b>  A water loss occurred January 10 from a burst heating pipe in unit [REDACTED]. Alex was notified by another unit and was able to quickly contact the owner, a locksmith and get On Side Restoration on site. When the unit was accessed the steam from the hot water did set off the building fire alarm. The unit is severely damaged and damage occurred to 5 other units. Emergency work is ongoing so there is no repair estimate yet. Once we receive the repair estimate the Board will make a decision regarding making an insurance claim, or paying for the repairs outright. We will have to consider the impact to our insurance premiums, should we choose to make a claim. The deductible will be charged back to the unit. Some fourth-floor units did experience difficulty with their heating afterwards from air in the line, and the lines had to be bled. Units experiencing difficulties should contact Alex.</p> <p><b>6.2 Water Loss – Unit [REDACTED]</b>  A water loss occurred January 18 from a leak originating in unit [REDACTED]. The second-floor west hallway and the bathroom in the Amenities Room were affected. The emergency work cost is \$4,180 and the initial rebuild quote is \$7,116 for a total of \$11,296 + GST. Alex will review the rebuild quote to make sure it matches the Standard Insurable Unit Description (SIUD) specifications. The cost will be charged back to the unit. We expect the work to be completed shortly.</p> <p><b>6.3 Storage Cleanup</b>  Laura has been reviewing our storage areas. Cleanup is ongoing but there are some items we no longer need that could be offered to residents free of charge. Items will be posted in the mail room and if no one comes forward in the posted time, then the items will be disposed of. She would also like to purchase a shelf and some boxes to reorganize the storage area and make some repairs. No objections were raised and Laura will complete the work.</p> <p><b>6.4 Courtyard Access</b></p>

	A question was asked regarding whether there is adequate access to the rear of the building for the Fire Department given the 'W' shape of the building. The Fire Department is able to access the center and rear of the building from the front and side entrances. We also have an annual fire inspection to review safety infrastructure and the Fire Department can inspect at any time. No concerns have been raised by the inspectors or Fire Department.
<b>7.0</b>	<b>Resident Correspondence/Email</b>
	During the recent cold snap, windows cracked in two units (one kitchen window and one living room window). The corporation is responsible for windows and Alex has arranged the repairs.
<b>8.0</b>	<b>Next Meeting Date</b>
	Wednesday February 21 at 7:00 pm via Zoom.
<b>9.0</b>	<b>Adjournment</b>
	<b>Motion that the meeting be adjourned. 8:25 pm</b>

Prepared by Laura Giroux