

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

**When:** February 21, 2024  
**Where:** Amenities Room  
**Present:** Rob Mastel  
Pat Paul  
Dennis Jacobs  
Bill Bondy  
George Lund  
Laura Giroux  
Alex Zovighian KDM Management Inc.  
**Regrets:** Longin Szafranski

	Item
<b>1.0</b>	<b>Call to Order</b>
	Meeting called to order at 7:01 pm
<b>2.0</b>	<b>Approval of Agenda</b>
	<b>Motion:</b> To accept the agenda with the additions of 6.3 Water Loss - [REDACTED], and [REDACTED] Storage Units and Furniture. <b>Moved:</b> Laura <b>Second:</b> Dennis <b>Carried</b>
<b>3.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion:</b> To approve the January 17, 2024 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 January financials. Our GIC matured in January. At this time, we are not reinvesting because the interest rate on our reserve fund account is good. We will keep an eye on interest rates to be aware of reinvestment opportunities. As we prepared a six-month budget at the beginning of the fiscal year, we will review the budget again at the next meeting.  <b>4.2 Arrears</b> Arrears are on track. Some have paid. [REDACTED] is taking awhile because they were involved in a previous water loss and we are dealing with the bank. Over half of the special levy has been collected. 11 units have made arrangements to pay March 1. The deadline for the levy is April 1. If units haven't paid by that time they will be considered in arrears.
<b>5.0</b>	<b>Business Arising from Previous Minutes</b>
	<b>5.1 Common Carpet Replacement</b> Due to the water loss on the main floor, the carpet replacement was delayed, but we expect it to start in early March. They will begin in the east wing and remove the old carpet from all four floors before installing the new carpet. Notification of work will be emailed to owners/residents and signs will be posted in the building.  <b>5.2 Garage Fob Replacement</b> There are 9 fobs left to distribute. Alex has been in touch with a few of the remaining units, but other units are currently vacant. Alex now has the remaining fobs which can be picked up at

	<p>the KDM office in St. Albert. We are hoping the changeover can take place on Thursday, February 29. Notices will be posted in the building, and residents will be reminded to have both their fobs so they won't be caught off guard when the changeover happens. After the changeover a drop-off box for old openers will be put out.</p> <p><b>5.3 Water Loss – Unit [REDACTED]</b>  Alex received the repair estimate but hasn't yet received the emergency invoice. The repair is \$40,000 and we expect the emergency invoice to be in the range of \$20,000 to \$30,000. \$50,000 will be charged back to the unit and Alex has been in touch with the unit and their insurance. We will be responsible for the remainder of the total.</p> <p><b>5.4 Water Loss – Unit [REDACTED]</b>  The total repair cost of \$11,500 has been charged back to the unit, and a package sent to their insurance company. We are awaiting payment.</p>
<b>6.0</b>	<b>New Business</b>
	<p><b>6.1 Lawn Contract - Solstice</b>  Solstice provides our snow and lawn maintenance. We reviewed the proposal from Solstice for 2024/2025.  <b>Motion: To engage Solstice Commercial Snow &amp; Landscape Maintenance to provide snow and landscape maintenance for 2 years starting April 1, 2024.</b>  <b>Moved:</b> Pat  <b>Second:</b> Dennis  <b>Carried</b></p> <p><b>6.2 Flower Beds</b>  The planters in the courtyards are offered to residents for their personal use each year. All the planters in the east courtyard are already claimed, but there are still 2 remaining in the west courtyard. Pat will check with residents who have used a planter in the past. If there are no takers we'll decide how to offer to other residents.</p> <p><b>6.3 Water Loss - Unit [REDACTED] &amp; [REDACTED]</b>  [REDACTED] contacted Alex as they had noticed water dripping from the vent in their bathroom. It was discovered that unit [REDACTED] had a leak under the sink and had placed a bucket there, but had not been emptying it. There is now mold in the ceiling and remediation is needed. The total cost is \$11,455 which will be charged back to unit [REDACTED]. Unit [REDACTED] has declined remediation work in their unit and will do their own repairs.</p> <p><b>6.4 Storage Units and Furniture</b>  Deb (who tidies the lobby and cleans the fitness room) has offered to clean the storage room floors on a regular basis. The board has accepted.  Pat brought to our attention that there is some wear on one of the sofas in the Amenities room. We do not need to replace the sofa at this time, but will keep an eye on it. A renter also mentioned that the pool table was too close to the wall. We will adjust it after the meeting. A question was raised about the dishwasher, and whether we should run it from time to time. Pat will try this.</p>
<b>7.0</b>	<b>Resident Correspondence/Email</b>
	No correspondence to report.
<b>8.0</b>	<b>Next Meeting Date</b>
	Wednesday March 20 at 7:00 pm
<b>9.0</b>	<b>Adjournment</b>
	<b>Motion that the meeting be adjourned. 7:53 pm</b>

Prepared by Laura Giroux