

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

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

	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 <b>5.6 Unit Concerns, 6.3 Mail Room, 6.4 Planter Bottoms, 6.5 Dry Food Donation, 6.6 BBQ, 6.7 Elevator.</b> <b>Moved:</b> Rob <b>Second:</b> Pat <b>Carried</b>
<b>3.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion:</b> To approve the March 20, 2024 Board Meeting minutes. <b>Moved:</b> Dennis <b>Second:</b> Laura <b>Carried</b>
<b>4.0</b>	<b>Reports</b>
	<b>4.1 Financials</b> The reconciled March financials should be available later this week. We reviewed the draft financials.  <b>4.2 Arrears</b> The arrears are on track. The special levy was due April 1. Statements have been sent to the 29 units with outstanding amounts. Some have made arrangements to pay May 1.
<b>5.0</b>	<b>Business Arising from Previous Minutes</b>
	<b>5.1 Common Carpet Replacement</b> The carpet replacement began April 15 in the east wing and work is underway. Emails were sent out April 10 and notices posted in the building.  <b>5.2 Garage Fob Replacement</b> The garage system changeover took place on March 27 and went smoothly. An email was sent March 22 and notices were posted in the building. Alex only has 1 fob left to hand out.  <b>5.3 Water Loss – Unit [REDACTED]</b> Work is ongoing. This is a big job but we hope it will be completed soon.  <b>5.4 Water Loss – Unit [REDACTED] &amp; Unit [REDACTED]</b> Work has been completed for both areas. We have received the insurance payment from [REDACTED] and the owner has made arrangements to pay the outstanding balance. Unit [REDACTED] (who opted to pay for repairs rather than going through insurance) has been sent a bill.

	<p><b>5.5 Spring cleanup</b> Spring cleanup should be happening soon. It will also include a parking sweep of the east and west lots. We are waiting for the ground to warm up on the north side of the building.</p> <p><b>5.6 Unit Concerns</b> A concern was brought to Alex regarding cardboard, garbage and a large number of items on Unit [REDACTED]'s balcony. Alex has been in touch with the owner regarding the problem. The owner spoke with their tenant and the items were removed, but have since been replaced. A second warning was issued. The tenant has emailed Alex, but the items have not been removed. <b>Motion to send a fine of \$250 to Unit [REDACTED] for the continued use of cardboard and miscellaneous items left on the balcony.</b> <b>Moved:</b> Pat <b>Second:</b> Dennis <b>Carried with one abstention</b></p>
<b>6.0</b>	<b>New Business</b>
	<p><b>6.1 Parkade Sweep</b> The next sweep will take place on Thursday, May 2. Notices will be posted in the building closer to the date.</p> <p><b>6.2 MacEwan Gardens II Website</b> Laura would like to update our website content. Before work starts, she would like the Board to review the site and consider whether the website has all the content we need and whether we should research other options such as condo apps. Alex explained that currently it is KDM's responsibility to send new and updated documents to the webmaster to add to our site. The website is mostly used by residents to access documents during the sale of their unit. Condo apps do have a lot of features, such as entering service requests or sending out emails to residents, but we already have systems in place for those examples and many features we might not use or need. The Board would also have the responsibility of maintaining the app. The Board was asked to send thoughts to Laura before the May meeting.</p> <p><b>6.3 Mail Room</b> Fraser used to look after notice board to make sure it was tidy and notices weren't left too long. George volunteered to take on this task.</p> <p><b>6.4 Planter bottoms</b> A resident suggested that we put drip trays under the planters in front of the building. It was decided that they aren't necessary for the outdoor planters. Pat also asked for some help selecting plants to fill the planters. Longin volunteered.</p> <p><b>6.5 Dry Food Collection</b> A resident suggested that we should collect dry goods for residents who may be experiencing food insecurity. We discussed the complexities of maintaining a collection and the potential for attracting pests. It was decided that we will not collect foods at this time.</p> <p><b>6.6 BBQ</b> Pat asked to set the date for this year's summer BBQ. Last year we tried a Saturday and did see an increase in attendance. This year's BBQ was set for Saturday June 22.</p> <p><b>6.7 Elevator</b> A third part elevator inspection was recently completed by the Alberta Elevating Devices &amp; Amusement Rides Safety Association (AEDARSA). They identified some jobs that need to be done including having the elevator pit cleaned and identification numbers posted in each elevator. We are also still waiting on a part. Alex will follow up with Schindler (our elevator maintenance company) about the expected arrival date of the part.</p>

<b>7.0</b>	<b>Resident Correspondence/Email</b>
	No correspondence to report.
<b>8.0</b>	<b>Next Meeting Date</b>
	Wednesday, May 15 at 7:00 pm
<b>9.0</b>	<b>Adjournment</b>
	<b>Motion that the meeting be adjourned. 7:57pm</b>

Prepared by Laura Giroux