

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

When: May 15, 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
1.0	Call to Order
	Meeting called to order at 7:03 pm
2.0	Approval of Agenda
	Motion: To accept the agenda with the amendment of 6.4 to Garden Beds and with the addition of 6.7 Telus Fibre Optics, 6.8 Dirty Stipple Around Hallway Air Diffusers, and 6.9 Unit 201 Moved: Longin Second: Rob Carried
3.0	Approval of Previous Minutes
	Motion: To approve the April 17, 2024 Board Meeting minutes. Moved: Laura Second: Pat Carried
4.0	Reports
	4.1 Financials We reviewed the March financials. There were no areas of concern 4.2 Arrears The arrears are on track. Two were from nsf condo fees. We were reminded that if a unit is nsf, KDM can't try to take the fee a second time. They will need permission from the unit ten days prior in order to take the payment. Three units are now paid up and the remaining two are for chargebacks. As of today, there are still 19 units that owe the special assessment. They should have already received a statement and this month a letter requesting payment will be sent.
5.0	Business Arising from Previous Minutes
	5.1 Common Carpet Replacement Work is ongoing. We have received positive feedback from residents that the new carpet brightens up the hallways. Carpeteers (our carpet cleaners) are also pleased with our choice as they know and like this product. One resident was concerned about the difference in colour from the lobby to the hallways. The different colours help define the areas. Longin contacted Alex about some spots of concern where the tile meets the wall and floor was visible. Kelly is aware of the areas that need attention. The recent humidity has caused some difficulties with the glue, so touch ups will be necessary. When the work is complete, we will do a deficiency walk through to check the work.

	<p>5.2 Garage Fob Replacement All fobs have been distributed. Alex has taken returned fobs to the eco station.</p> <p>5.3 Water Loss – Unit [REDACTED] Work is still ongoing.</p> <p>5.4 Water Loss – Unit [REDACTED] We have received payment for the chargeback. This water loss is resolved.</p> <p>5.5 Spring cleanup Spring cleanup was completed and regular weekly yard work has started.</p>
6.0	New Business
	<p>6.1 Parkade Sweep The parkade sweep happened on May 2. Notices were posted later than usual so a lot of cars were left in the parkade. Alex will make sure they are posted earlier next time. A question was raised regarding the state of the concrete. Since there was no major change from the sweep it is not currently a concern. Concrete maintenance is considered in our reserve fund study and will be reviewed on the suggested timeline.</p> <p>6.2 MacEwan Gardens II Website Laura thanked the Board for their feedback. The consensus is that our website will be useful once it is updated and there is no need to set up a different system. Laura will liaise with the web designer to review the functionality of the site and will then put together updated information. The updates will be shared with the Board for editing before being posted to the website. George mentioned he would also like to review the posters on the notice board to make sure their content is up to date. There will be several that we can rotate so the notice board doesn't become stale.</p> <p>6.3 Alarm Testing Scheduled for May 16 (tomorrow) Tomorrow is the annual check of our safety devices (strobes, heat and smoke detectors etc.) Recently the alarm panel showed an error and the investigation determined that there was a faulty strobe in one of the main floor units in the east wing. The affected units have been contacted to provide access in order to identify and fix the fault. Residents are reminded that even though the smoke detector in your unit is hardwired for power, it is for your unit only and is not connected to the building system.</p> <p>6.4 Garden Beds All the planter beds in the courtyards have been claimed. Pat has contacted participants with the deadline to have them planted. The hoses were brought up but the hose in the west courtyard has been temporarily removed (see 6.6 below)</p> <p>6.5 Unit 426 The resident of Unit [REDACTED] contacted Alex regarding staining on the ceiling. A roofer was called but no issues with the seals above Unit [REDACTED] were found. A remediation company was called and the ceiling opened. A plumbing line had a slow leak that had caused calcification of the pipe and some mold. The damaged section was cut out and replaced and the remediation work has been completed. The total cost was around \$7000.</p> <p>6.6 Hose Bib Leak A small leak in the parkade was traced back to the hose bib in the west courtyard. The water has been turned off and the hose removed until repair work can be completed. The work will involve opening the wall in the Amenities Room. While the repairs are done, we will also have the tap in the kitchen sink checked.</p>

	<p>6.7 Telus Fibre Optics</p> <p>We received an offer from Telus to assess our building for fibre optic cable installation. Fibre optic cable has already been rolled out to our neighbourhood, but we would still need a line to the building for residents to be able to choose that subscription option from Telus. We have looked at this before and didn't like the method of installation available at the time. Since some time has passed, we will consent to F3 Networks preparing a proposal for the Board on behalf of Telus regarding possible fibre optic installation.</p> <p>6.8 Dirty Stipple Around Hallway Air Diffusers</p> <p>A question was raised about the progress of the cleaning project. Longin indicated he is slowly working through dusting these areas beginning on the second-floor west hallway, but that it does take a lot of time and that some discolouration remains. Alex reminded us that while our building filters are changed regularly, we do get a lot of dust from the Anthony Henday freeway, and that previously we have had to cover the area with a primer to cover the discolouration. Unfortunately, the dust quickly comes back. Longin will continue with the cleaning and we'll assess again.</p> <p>6.9 Unit 201</p> <p>It was noticed that Unit [REDACTED] had put a patch of fake grass on their balcony for their dog. Alex will contact Unit [REDACTED] to let them know that this isn't allowed. Pets are not to relieve themselves on balconies. These areas are visible to other units and hygiene is a consideration – we have had past difficulties with pee pads blowing off balconies and balconies being rinsed off and dripping to lower levels. Unit [REDACTED] was also identified as letting their pet defecate on their balcony. Alex will contact them too.</p>
7.0	Resident Correspondence/Email
	No correspondence to report.
8.0	Next Meeting Date
	Wednesday, June 19 at 7:00 pm
9.0	Adjournment
	Motion that the meeting be adjourned. 8:02 pm

Prepared by Laura Giroux