

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

When: June 19, 2024
Where: Amenities Room
Present: Pat Paul
Dennis Jacobs
Longin Szafranski
Bill Bondy
Laura Giroux
Alex Zovighian KDM Management Inc.
Regrets: Rob Mastel
George Lund

	Item
1.0	Call to Order
	Meeting called to order at 7:05 pm
2.0	Approval of Agenda
	Motion: To accept the agenda with the additions of 5.6 Baseboard Heater Shutoff Valves 6.4 Unit [REDACTED] and 6.5 Gardener. Moved: Laura Second: Pat Carried
3.0	Approval of Previous Minutes
	Motion: To approve the May 15, 2024 Board Meeting minutes with the correction of a typo in 4.2 Arrears. Moved: Laura Second: Dennis Carried
4.0	Reports
	4.1 Financials We reviewed the May financials. We are within our year-to-date budgets. Given the recent water losses we will have to keep an eye on things. Alex pointed out several expenses from May including the annual safety inspection. Alex will share the deficiency report with the Board when it arrives. 4.2 Arrears The arrears are on track. Several are from new owners who were still setting up payment so we expect those to be cleared quickly. A couple are nsf from previous months. Letters have been sent to the units. Special levy payments are ongoing. Units with outstanding balances have been sent letters indicating interest will be charged.
5.0	Business Arising from Previous Minutes
	5.1 General Maintenance There has been an increase of large items left near the dumpsters. Residents are reminded that it costs the corporation every time we have junk removed. If you notice large items left, please contact Alex so the items can be removed quickly. A suggestion was made to have an annual junk removal day, however after the logistics would be difficult. We will not pursue at this time. The plastic smoking receptacle in front of the building has been replaced with a metal one.

	<p>A dead mouse was found in the parkade. Our pest control service provider has been notified.</p> <p>A concern was raised regarding the safety of a vehicle that has been on a jack in the parkade for at least a week. Extensive automotive work isn't allowed in the parkade. Alex will investigate.</p> <p>The elevators now have labels for Car 1 and Car 2 to fix a deficiency identified by AEDARSA. A report is also sent to our elevator service to correct deficiencies that are their responsibility.</p> <p>Parking enforcement is working as intended. Spaces are often available and tickets are being issued for infractions.</p> <p>5.2 Common Carpet Replacement Kelly from Renew Flooring informed Alex that the shipment of carpet tiles received this week was defective. The west wing installation is delayed until a replacement shipment arrives.</p> <p>5.3 Water Loss – Unit [REDACTED] The rebuild of affected units is nearly complete. Coordination between units has been tricky. We don't have the final invoice, but the invoice for the emergency work is \$65,776. \$50,000 will be charged back to Unit [REDACTED]. Once the invoice for the rebuild is received we will decide whether to make an insurance claim.</p> <p>5.4 MacEwan Gardens II Website Laura has been reviewing items to update. Usually, Alex would correspond with the webmaster, but given the scale of the project would like the Board to give Laura permission to work with the webmaster directly. Permission was given.</p> <p>5.5 Hose Bib Leak - Repaired Some repair work has been done and we hoped it might be complete, but upon further inspection it looks like there is still a small drip. Alex will contact the plumber. When the repair is finished a panel will be installed instead of drywall to allow access in the future.</p> <p>While we were waiting for the repair work there was a situation where a resident noticed the out of order sign was removed and water was running when the tap was turned on with the key, they assumed the repair work had been completed and used the hose brought from the east courtyard. Water leaked into the parkade and Alex was contacted. There was also water in the Amenities Room. It was suggested a fine should be issued, but the Board decided it was not necessary at this time. A new out of order sign has been posted.</p> <p>5.6 Baseboard Heater Shutoff Valves Laura drafted a document to inform residents about the baseboard heater shutoff valves. She shared it by email with the Board and edits were completed. Laura will send the document to Alex so it can be shared with residents around September, potentially with budget documents.</p>
6.0	New Business
	<p>6.1 Smell in the West Wing 4th and 3rd Floors? Alex received a complaint of a smell on the 3rd floor in the west wing. It is being investigated.</p> <p>6.2 Water Loss Unit [REDACTED] Two weeks ago, Unit [REDACTED] had water coming in through their ceiling. They called Alex, who contacted the restoration company. There was also water in Unit [REDACTED], but not in Unit [REDACTED] or [REDACTED]. It was determined that a reserve link in the ceiling and wall was leaking. On June 6 there was an emergency water shutoff to facilitate the repair. There is damage to Units [REDACTED], [REDACTED], [REDACTED] and the common hallway. At this time, we are waiting on estimates.</p>

	<p>A resident wondered why there are so many water losses. Water losses are the most common problem in condos. It is because there are many sources in a building of this size (baseboard heaters, sinks, showers/tubs, washing machines etc.)</p> <p>6.3 Handyman There have been reports of the handyman not completing tasks. Alex has contacted the service provider, Tailormade Contracting, to discuss the possibility of a new onsite person. Alex showed the Board the weekly report the handyman is supposed to complete over the two times a week he is here. It is a basic checklist intended to help identify areas that need further attention. Sometimes the handyman will be asked to complete tasks and other times Alex will arrange another contractor. The Board was reminded that the handyman works for Tailormade. Requests should go to Alex who will send them to Tailormade, rather than to the handyman directly. A question was raised regarding what kind of notice we need to give, if we decide to end the contract. Notice is 30 days.</p> <p>6.4 Unit [REDACTED] Several residents have complained about Unit [REDACTED] large dog being off leash in the building. Our bylaws restrict dogs to a certain size, unless permission is given by the board and this dog is not registered. It is also in our bylaws that dogs must be hand leashed and kept under control at all times. Alex will contact the Unit owner and remind them of the rules. If necessary, a letter will be sent to the tenant.</p> <p>6.5 Gardener It was suggested that we ask a resident (who has looked after our entry planters in the past) to add some flowers to the front mulch beds and look after them for a fee. We already have a contract with Seasonal Impact to look after the mulch beds. They will only add plants if specifically requested to do so. We will not make changes at this time.</p>
7.0	Resident Correspondence/Email
	No correspondence to report.
8.0	Next Meeting Date
	Wednesday, July 17 at 7:00 pm
9.0	Adjournment
	Motion that the meeting be adjourned. 8:39 pm

Prepared by Laura Giroux