

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

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

| | Item |
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| 1.0 | Call to Order |
| | Meeting called to order at 7:01 pm |
| 2.0 | Approval of Agenda |
| | Motion: To accept the agenda with the additions of 5.6 BBQ and 6.9 Garage Door Incident Moved: Dennis Second: Longin Carried |
| 3.0 | Approval of Previous Minutes |
| | Motion: To approve the June 19, 2024 Board Meeting minutes. Moved: Laura Second: Dennis Carried |
| 4.0 | Reports |
| | 4.1 Financials The June financials are not yet complete. Alex will email them to the Board when they are ready. 4.2 Arrears Currently there are 12 units with amounts still owing for the special levy. Interest continues to be added to the accounts and an overdue notice was sent. Other arrears are on track. A couple units missed a month during move-ins as their banking info was not received in time. Several units have arranged payment for August 1. |
| 5.0 | Business Arising from Previous Minutes |
| | 5.1 General Maintenance A concern was raised regarding how dark it is by the dumpster on the west side of the building. Alex will get a quote for installing an additional light post. The east side of the building is not a concern as the dumpster is closer to the building and the light from the side door is sufficient. We discussed whether it would be necessary to have fall carpet cleaning done since the carpet is still new. We will wait until 2025 for our next cleaning. Parkade sweeps will be scheduled for next season with the next sweep likely occurring in November. No changes to our snow removal contract are needed at this time. |

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| | <p>5.2 Common Carpet Replacement We are still waiting for the shipment of carpet tiles to complete the job. When the work is complete, we'll do a walk through to identify any deficiencies.</p> <p>5.3 Water Loss – Unit 133 - update We are still waiting on the rebuild invoice. Alex will review the estimates to give us a ballpark figure. Work is ongoing. Unit 133 is considering arranging flooring on their own and may ask for a pay out.</p> <p>5.4 Water Loss Unit 215 - update Our insurance adjustor was contacted to create the scope of work so we can get quotes for the rebuild. Their walk through was completed last week. The emergency work invoice was around \$70,000. There was also some minor damage to the linoleum in the utility room of Unit 216. This repair work will be completed as a separate job as the unit is for sale.</p> <p>5.5 Handyman Alex discussed the possibility of a new onsite person with our service provider, Tailormade Contracting. Colin will have a new staff person by the end of the month. Before the new person arrives, the Board will review the checklist to consider if additions to the list should be made. The list clarifies our expectations and holds the handyman accountable. Alex will provide the list to the Board. Rob is concerned that we have discussed issues in the past, but while there is short term improvement, the problems return. We will monitor performance for the new person to determine if reconsidering the current service is necessary. Rob also asked the Board to consider the possibility of paying a resident to provide the handyman service. There were concerns about insurance and WCB coverage and conflict of interest if it was a Board member. We will wait to discuss options until after we see how the new person does.</p> <p>5.6 BBQ The summer BBQ took place on Saturday, June 22. There was a good turnout and lots of new faces.</p> |
| 6.0 | <p>New Business</p> <p>6.1 Wasp Nest – Unit 114 Unit 114 identified a wasp's nest attached to their patio table. Since maintenance of personal possessions is the responsibility of the owner, they are also responsible for having the nest removed.</p> <p>6.2 Arborist Work Our arborist comes annually to do scheduled maintenance of our trees. Not every area is looked at every year. Some of the trees need attention and the arborist hopes to complete the work mid August.</p> <p>6.3 Fire Panel Deficiencies – repair scheduled for August 1 We are waiting on a part to repair the fire panel and stop the beeping in the entry vestibule. The repair has been scheduled for August 1.</p> <p>6.4 Emergency Lighting – repairs scheduled for August 2 Our safety inspection revealed that the internal batteries for the emergency lighting need to be replaced. The repairs are scheduled for August 2. Residents are reminded that the emergency lighting is on battery not a generator, and is only lit for 20-45 minutes to facilitate evacuation during an emergency.</p> <p>6.5 Bird's Nests in Southside Dryer Vents A couple of nests have been noticed in dryer vents. A service to have them removed has been hired.</p> |

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| | <p>6.6 Lighting in Lobby Our maintenance provider contacted us to suggest we replace the fixture in the lobby. They frequently have to replace bulbs and it is a complicated process. Alex will provide some options to the board.</p> <p>6.7 Noise Complaint - Unit 212 The Board was informed that Alex is dealing with a neighbour dispute between Units 212 and 312.</p> <p>6.8 Outdoor Water Key The keys for the garden hoses in the east and west courtyards have gone missing. Pat has contacted all residents using the garden beds this summer, but no one has the keys. Alex will see if we have some extra keys.</p> <p>6.9 Garage Door Incident A tenant contacted Alex to report that the garage door hit their car. Alex contacted the tenant's insurance and our garage door maintenance company to make sure the safety eyes were working correctly. We were reminded that the door works on a cycle when you either drive over the hose or use your fob – opening, time open and then closing. The door doesn't respond instantly when it is already in motion. Reviewing the security video showed that door was in the process of closing and the resident didn't wait for the door to start opening again after they drove over the hose and before they attempted to exit the parkade. There was some damage to the door. Alex requested permission to share the video with the tenant's insurance and landlord, and to charge back the cost of door repairs to the unit.</p> <p>Motion: To sanction legal unit number and chargeback the cost of repairing the garage door due to the damage from running into the door based on video evidence. Moved: Dennis Second: Pat Carried</p> |
| 7.0 | Resident Correspondence/Email |
| | No correspondence to report. |
| 8.0 | Next Meeting Date |
| | Wednesday, August 21 at 7:00 pm |
| 9.0 | Adjournment |
| | Motion that the meeting be adjourned. 8:39 pm |

Prepared by Laura Giroux