

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

When: September 18, 2024
Where: Amenities Room
Present: Rob Mastel
Dennis Jacobs
Longin Szafranski
Bill Bondy
George Lund
Laura Giroux
Kristy MacLean, KDM Management Inc.
Regrets: Pat Paul

	Item
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 6.4 Unit 419, 6.5 Parkade Door Height, and 6.6 Gas & Power Moved: Bill Second: Laura Carried
3.0	Approval of Previous Minutes
	Motion: To approve the August 21, 2024 Board Meeting minutes as presented. Moved: Laura Second: Rob Carried
4.0	Reports
	4.1 Financials Motion: To accept the financials as information only. Moved: Laura Second: Bill Carried 4.2 Arrears As of today, there are still quite a few special levy amounts owing. Units with outstanding balances have been sent notices. The next letters will indicate caveats will be placed if balances are not paid.
5.0	Business Arising from Previous Minutes
	5.1 General Maintenance Kristy will look into the fire panel tomorrow. Longin asked for an update on the elevator parts. Kristy will also check on this. 5.2 Common Carpet Replacement The carpet installation is complete. Kristy will arrange a walk through with Longin for next week to identify deficiencies.

	<p>5.3 Water Loss – Unit 133 The main work is complete, but the owner communicated that there are still deficiencies with the kitchen cabinets. They are working with the restoration company to have this fixed.</p> <p>5.4 Water Loss Unit 215 The insurance claim has been filed and work is ongoing.</p> <p>5.5 Handyman The new handyman has not yet started. We have asked Kristy to investigate options for a new provider.</p> <p>5.6 Fire Panel/Emergency Lighting Repairs Kristy will follow up with Levitt Safety to find out when repairs can be completed.</p> <p>5.7 Chandelier in Lobby Alex was able to get a quote from 4-Way Electrical to install the chandelier we had considered. The quote is \$2552 + GST and does include the cost of the scissor lift needed for installation. Motion: To engage 4-Way Electrical to install a new lobby chandelier for \$2552 + tax Moved: Rob Second: Bill Carried</p> <p>5.8 Carpet Cleaning The Board asked Kristy to schedule the carpet cleaning. While the carpet in the west wing was recently installed, there are a few spots in the east and center wings that could use attention.</p> <p>5.9 Budget Kristy previously emailed the Board a draft budget with a 0% increase. She was also able to confirm our upcoming insurance amounts which will be reduced this year; however, we must keep in mind that we expect an increase for 2025-2026 due to our recent claim. Motion: To approve the Operating Budget for the 2024-2025 fiscal year at a total of \$1,020,084.00 to be divided among unit factors and assessed to each unit beginning October 1, 2024. Moved: Laura Seconded: Rob Carried</p>
6.0	New Business
	<p>6.1 New KDM Manager KDM has appointed Kristy MacLean as our new manager. She is still catching up, but has experience with our building from early in her career with KDM.</p> <p>6.2 Insurance Premiums HUB confirmed our insurance premiums for this year are reduced to around \$62,000.</p> <p>6.3 Fibre Optics Telus provided a proposal for the installation of fibre optic cable in the building. It would involve cable run in every hallway at the seam of the wall and ceiling with a box (about 4 inches x 1.5 inches) above every unit door. Kristy manages another building that has had the installation done and will provide some pictures. The Board has also requested a sample box and cable to see before we make our decision. There is concern about the look and longevity of the installation. The installation would give Telus subscribers the option of accessing the fibre optic service.</p>

	<p>6.4 Unit 419 A complaint was received that the windows of Unit 419 were blacked out and fans were visible. There was a concern that illegal activity might be taking place. KDM will contact the owner of 419. If there is no response, we are able to give 24 hours notice for entry to assess. The person who made the complaint will also be reminded that they can contact the police at any time if they have concerns.</p> <p>6.5 Parkade Door Height The parkade door is standard height (6 foot, eight inches). Rob will discuss possibilities with Springwinders such as a height sticker or crosshatch for the steel lintel for added visibility.</p> <p>6.6 Gas & Power Enmax has notified us that they will no longer be providing gas and power to condos. Our gas contract ends at the end of September and power at the end of December. Kristy will get quotes from three providers and send them to the Board by email so we can make a decision quickly.</p>
7.0	Resident Correspondence/Email
	No correspondence to report.
8.0	Next Meeting Date
	Wednesday, October 16 at 7:00 pm
9.0	Adjournment
	Motion that the meeting be adjourned. 7:35 pm

Prepared by Laura Giroux