

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

When: November 15, 2023
Where: via Zoom
Present: Rob Mastel
 Pat Paul
 Dennis Jacobs
 Bill Bondy
 Longin Szafranski
 Laura Giroux
 Alex Zovighian KDM Management Inc.

	Item
1.0	Call to Order
	Meeting called to order at 7:02 pm
2.0	Approval of Agenda
	Motion: To accept the agenda as presented. Moved: Laura Second: Dennis Carried
3.0	Approval of Previous Minutes
	Motion: To approve the October 18, 2023 Board Meeting Minutes. Moved: Laura Second: Dennis Carried
4.0	Reports
	<p>4.1 Financials We reviewed the September financials. We can see the Enmax credit for our gas has been applied. Unfortunately, the timing of our meeting means the October financials aren't quite ready for review. Our insurance was paid in October and we will make our reserve fund contribution after we receive the amount needed from special levy payments. One of our GIC's matured in October.</p> <p>4.2 Arrears The arrears list is still longer than usual as it includes the special levy. There are a few arrears for condo fees. Unit [REDACTED] has been sent a letter regarding their outstanding balance and has now been sent a second letter asking for payment by December 15, 2023. Should they not make payment, the next step would be to place a caveat on the unit. Motion: To place a caveat on Unit [REDACTED] if payment is not received by December 15, 2023. Moved: Rob Second: Dennis Carried</p> <p>4.3 2023 Annual Audit Our audit is on track for the draft to be ready for the December 6 AGM. We did have to request a rush since the timeline is tight from the end of our fiscal year (September 30) to the AGM. When it is ready and has been reviewed by KDM's financial department, it will be shared with the Board so we can approve it by email.</p>
5.0	Business Arising from Previous Minutes

	<p>5.1 Building Maintenance Alex has been reviewing other maintenance companies for us to consider. The first quote was for \$3200 per month for 6-8 hours per week. Our current fee is closer to \$2000. Other quotes are forthcoming. Alex will also ask Tailor Made about having a different staff member at our building.</p> <p>5.2 Interior Lobby Furniture Our new chairs were delivered and are now on each floor. The old chairs have been removed. The new chairs look great!</p> <p>5.3 Amenities Room Booking Agreement The Amenities Room Booking Agreement is being updated. Alex will take an initial look and then send it to the Board for review. The small market took place on November 4 and 5. A few sales were made, but we will not host another market again. Pat purchased some new Christmas tree decorations. Pat and Laura will get the trees set up November 28 and Pat will post information about when tree decorating will happen so residents can participate.</p> <p>5.4 Common Carpet Replacement More samples have been delivered. We discussed that there are a lot of options. Dennis, Rob and Laura will review the samples and offer four options to the Board. Since we plan to replace the carpets early in the new year, we will cancel the cleaning for the current carpets that was prescheduled December 4,5 and 6.</p> <p>5.5 Water Losses The repairs are almost complete in all units. There has been a delay with choosing flooring for Unit [REDACTED] as the unit is vacant and the homeowner's representative is not in the city. Alex has reached out again and we hope to move forward soon.</p> <p>5.6 Annual General Meeting The AGM is set for Wednesday, December 6 in the Amenities Room with registration beginning at 6:30 pm and the meeting to start at 7:00 pm. The six current Board members will all be entering the second year of their two-year term. One Board spot will be available for election at the AGM. To help us meet quorum, owners are encouraged to send in a proxy to Alex if they are not able to attend.</p> <p>5.7 Winter Potluck The Winter Potluck will take place on December 19 from 5:00 to 9:00 pm. Notices will go up to let residents know.</p>
6.0	New Business No new business.
7.0	Resident Correspondence/Email There have been a few complaints. Unit [REDACTED] complained regarding loud music in the afternoons from Unit [REDACTED]. Alex has left a message for the owner and will follow up. Unit [REDACTED] complained regarding loud music at night time from Unit [REDACTED]. Alex contacted Unit [REDACTED] and there have been no further incidents. Unit [REDACTED] has asked Alex to speak to Unit [REDACTED] regarding balcony lights being left on all night. Pat asked Alex to speak to Unit [REDACTED] regarding loud music and dancing in the lobby.
8.0	Next Meeting Date AGM Wednesday December 6, registration begins at 6:30 pm
9.0	Adjournment Motion that the meeting be adjourned. 7:51 pm