

Minutes of Meeting

Meeting of Board of Directors
River Grande Estates
Condominium Plan No. 9911158
Wednesday February 17, 2015

Attendees:

Matt Clark	Gina Finstad
Sandy Dougall	Murray White
Richard Grainger	Sharron MacIntosh (Property Manager)
Stephen Cassady	

Absent:

Brian Mills

1.0 Call to Order

A Quorum was determined present and the meeting was called to order by the Chairman at 6:10 PM

2.0 Minutes of Previous Meeting

The Jan 21, 2014 meeting minutes were reviewed and approved as amended.

3.0 Management Report

The Management report was presented and items discussed.

- Ventilation grates are on order (custom Items)
- Elevator Repairs: Kone has a list of deficiencies and Sharron continues to push to get them to complete.
- Have obtained 4 quotes for elevator maintenance. Kone has not responded.
ACTION: CIRCULATE QUOTES TO THE BOARD
SHARRON WILL FOLLOW UP WITH KONE
- Elevator Certification. Sharron will follow up to schedule visit by A.E.D.A.R.S.A. to recertify elevators.
- Problems with lockers assignments
ACTION: ALL EMPTY LOCKERS WILL HAVE CORPORATION LOCKS INSTALLED.
PROVIDE CLEAR NOTICE AS TO GAINING ACCESS.
- Recycling issues. Will monitor contractor and also new city requirements for condos.
ACTION: SANDY TO FOLLOW UP ON EXISTING CONTRACT AND REPORT BACK NEXT MEETING.
- Roof leak in Phase I.
ACTION: SHARRON TO FOLLOW UP WITH ALVIN
- Noise complaint from 406-I. This has been investigated and is normal building mechanical sound.

ACTION: LETTER TO BE SENT TO TENANT AND OWNER.

- Stairwell keys for Phase I North Stairwell. Locks to be changed.

ACTION: BOARD APPROVED ISSUE OF NEW KEYS AT NO COST AND ESTABLISHED A CHARGE FOR LOST KEYS OF \$50 (actual recut charge)

- Locker Refund request from 214 III

ACTION: BOARD APPROVED REFUND AS REQUESTED BE MADE.

4.0 Review of Current Finance and Budgeting

The Treasurer provided a review of Finance and Budget.

December 31st internal statement with comments was provided to Board by E mail. No Major issues.

January statement will be provided as soon as received.

Now pushing for new Reserve Study to meet our tight Budget deadlines.

5.0 Old Business

5.1 Grohe line replacements: some done.

ACTION: NOTIFY ALL OWNERS HOW TO PROCEED.

5.2 North Wall Repair and Gas Room Vent.

ACTION: Brickwork scheduled for Spring but Richard will follow on replacement of Gas Vent as soon as possible.

5.3 Appointment of Auditors

ACTION: DATE OF SPECIAL AGM YET TO BE ESTABLISHED.

6.0 New Business

6.1 Private Garage Doors. Doors are the owners responsibility (Bylaw 3c)ix) however to improve security a replacement hinge pin has been identified. Approval to install by the Board is required and rather than do it individually the Board has been asked to provide blanket approval of this change. Owners are responsible for Cost. Sharron will coordinate through Alvin.

ACTION: MOVED AND APPROVED THAT OWNERS MAY INSTALL NEW HINGE BOLTS ON GARAGE DOORS IF THEY WISH.

6.2 Property Manager Selection

General discussion was held on progress on this issue.

ACTION: TUESDAY FEBRUARY 24 THERE WILL BE A MEETING TO MOVE THIS FORWARD.

7.0 Committees.

7.1 Brain to be asked to provide a list of Committee and members for next meeting.

8.0 Schedule of Regular BOD Meetings:
March 10, 2015
Third Tuesday of each following month

8.0 Adjourn
The meeting was adjourned at 8:15 PM.



Chairman



Secretary