

# **Minutes of Meeting**

**Meeting of Board of Directors  
River Grande Estates  
Condominium Plan No. 9911158  
Tuesday, July 21, 2015**

## **Attendees:**

**Brian Mills - Chair  
Matt Clark  
Murray White**

**Sandy Dougall  
Stephen Cassady  
Gina Finstad**

## **Absent:**

**Neil Fawcett M-Y**

**Richard Grainger**

## **1.0 Call to Order**

**A Quorum was determined present and the meeting was called to order by the Chairman at 7:00 PM**

## **2.0 Parkade Insulation**

- 2.1 The Board was brought up to date on the issue of parkade insulation failing to meet fire and building codes.**
- 2.2 A brief discussion of what position to take with ARK followed.**
- 2.3 Greg Herrick of ARK and Mike Cunnington of Foothills Building Ltd were invited into the meeting. Greg presented ARK's Proposal and Mike reviewed the technical aspects of applying Intumescent spray to provide a fire barrier.**
- 2.4 ARK and Foothills are waiting approval from the city inspection department.**
- 2.5 Board agreed to wait on the approval results and follow up as necessary and the guests were thanked for their time and left the meeting.**

## **3.0 Approval Of Minutes**

**Minutes of the BOD meeting of June 16, 2015 were approved.**

## **4.0 Treasurers Report**

- 4.1 Sandy reported that financial statements were not yet available due to handover to M-Y.**
- 4.2 There are 47 units 2 months or more in arrears on paying assessments and 5 from May 31. Notices have been sent to those concerned.**
- 4.3 A decision was made not to change insurance carriers. It was determined that the cost benefit of a change was not in favor of proceeding at this point. This will be reconsidered when the policy is ready for renewal.**

## **5.0 Managers Report**

- 5.1 Brian reviewed the M-Y manager's report for the month.**

5.2 Elevator Contract: M-Y Report recommended that Schindler be awarded the contract for maintenance. Neil was not present and no supporting documents for this recommendation were provided.

Motion: That further attempts to have Kone rectify existing problems be abandoned and the loss be accepted and a new contractor hired. Motion was defeated as no cost of what was to be absorbed was available.

5.3 Sierra Stone: Finalizing repairs at 2930 entrance were scheduled to have been completed but work is still outstanding.

Action: Neil to follow up with the contractor.

5.4 M-Y Review: the Board agreed that a quarterly review of the management contract was in order to clarify communication and service expectations.

Action Brian and Murray to meet with Peter Best and Neil Fawcett to discuss.

5.5 Reserve Fund: Work on this is stalled and the board is waiting on advice from M-Y

## 6.0 New Business

6.1 Building Security: This is still being handled in house. The Board agreed that this should be handed over to M-Y with a September first target date.

6.2 Renovation 407-III: Full plans have been submitted and the renovation has been approved.

6.3 AGM Venue: Brian has booked the Riverview Room at Talisman center for OCT 27 AGM.

6.4 RGE Office Computer: Failed and was deemed not worth repairing. Quote was received and circulated to board members, the presidents recommendation was approved by e-mail and the computer was replaced. All data was reloaded but new software needed to be purchased as it was out of date.

## 7.0 Next Meetings

7.1 Dates for future BOD meetings were tentatively set as follows.

August 18, 2015 (if required)

September 15, 2015

October 20, 2015

7.2 Date for the next AGM was tentatively set as October 27, 2015.

## 8.0 Adjourned

The meeting was adjourned at 8:40 PM



Chairman



Secretary