

Minutes of Meeting

Meeting of Board of Directors
River Grande Estates
Condominium Plan No. 9911158
Tuesday, November 17, 2015

Attendees:

Brian Mills	Sandy Dougall
Patrizia Valle	Stephen Cassady
Murray White	Neil Fawcett M-Y
Richard Grainger	Matt Clark

Absent:

1.0 Call to Order

A Quorum was determined present and the Chairman called the meeting to order at 6:05 PM

2.0 Special Meeting Segment

2.1 Facilitated by Neil Fawcett Magnum York

2.2 Review of by-law requirement for officers and term of office. Discussion of whether existing officers are prepared to continue in current positions. Call for volunteers or nominations for other candidates for executive positions.

Motion: That Brian Mills be confirmed as President, Sandy Dougall be confirmed as Treasurer, Murray White be confirmed as Secretary and Matt Clark be confirmed as Vice-president all for a term of 1 year.
Seconded and Approved Unanimously

3.0 Approval Of Minutes

Minutes of the BOD meeting of Oct 20, 2015 were approved.

4.0 Treasurers Report

4.1 There has been a reduction in the number of units in arrears and currently there is approximately \$10K outstanding.

M-Y continues to aggressively follow up on those outstanding.

4.2 Financial reporting does not coincide with timing of BOD meetings so detail not available. Suggested considering moving meetings back a week.

4.3 Investment of reserve account funds with BMO continues to show an unrealized loss as a result of overall weakness in financial markets. The BMO investment advisor will be invited to attend the next BOD meeting.

4.4 The Corporation has received a claim from CRA to remit any outstanding payables due to ARK to CRA.

Action: The BOD is seeking legal advice in this matter.

5.0 Managers Report

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

5.2 Murray Reviewed building maintenance report

5.3 Elevator Contract: Emergency Call numbers are now going to Schindler.

5.4 The Board revisited the issue of hardwood floors illegally installed in bedrooms in contravention of by-laws.

Action: M-Y was instructed to continue action in this matter.

6.0 Unfinished Business

6.1 Parkade Insulation: Murray provided an update. BOD will monitor progress in resolving this matter.

6.2 Lien by Insulation Supplier: Action is with lawyer.

6.3 Sierra Stone: Finalized repairs at 2320 entrance were completed.

6.4 Noise Complaints: Complaints related to units in Phases II and III were discussed

Action: M-Y was given direction to follow up.

6.5 Reserve Study: Action to resolve completing a reserve study.

Action: Matt will contact Calgary Condo and discuss upgrading their reserve plan prior to month end.

Action: M-Y will request quotes for studies from two alternate companies.

7.0 New Business

7.1 An event calendar prepared by Sandy was reviewed

7.2 BOD Meeting Dates: After discussion it was agreed that BOD Meetings would normally occur on the 4th Tuesday of the month at 6:30 PM.

7.3 Neil to provide a process note on handling of third party insurance claims.

7.4 Committes: Formation of committees was discussed and agreed as follows.

7.4.1 Investment Committee: Sandy Dougall, Richard Grainger, Krista Goranson and Ted Trainor. This Committee to take on other Financials Reviews as requested by the Board.

7.4.2 Security Committee: Brian Mills Stephen Cassidy, Samantha.

7.4.3 Communications Committee: Glenna Cross, Sandy Dougall.

7.4.4 Landscape Committee: Andrea Melzer. Patrizia Valle.

7.4.5 Flood Committee: Richard Grainger.

7.4.6 Social Committee: TBD

8.0 Next Meetings

8.1 Next BOD meeting to be held in amenity room December 15 at 6:30 PM.

8.2 Subsequent meetings

- January 26
- February 22
- March 22
- April 26
- May 23
- June 27

9.0 Adjourned

9.1 Meeting was adjourned at 8:20



Chairman



Secretary