

Minutes of Meeting

Meeting of Board of Directors
River Grande Estates
Condominium Plan No. 9911158
Thursday, May 4, 2017

Attendees:

Brian Mills - Chair
Matt Clark
Bob Millsap

Chris Scrupa (skype)
Murray White

Absent

Emily Struck

Michael Hay

1. Call to Order

- A quorum was determined present and the Chairman called the emergency meeting to order at 8:06 PM.

2. Agenda

- Meeting to discuss actions to follow up on unauthorized air conditioning in Unit 411 – Phase 2 (59 22nd Ave. S.W.)

3. Background

The owner of #411-2 informally approached Dave Thirkell, Magnum York's temporary onsite representative in early February of this year to ask if an air conditioning unit might be approved by the Board. Dave Thirkell discussed this request on February 7th with Brian Mills (President) and was told that no permanent or external air conditioning equipment would be approved for this unit as there had been precedent already established by the Board rejecting these types of installations. This was followed up in an email sent to Dave Thirkell by Brian Mills on February 14th.

The owner of the subject suite proceeded sometime around February 15th with the installation regardless and without an application submitted directly to the Board for consideration in writing along with a description of the work and materials expected to be used for the project having Board approval. This was all contrary to RGE Bylaw requirements, especially since common property was altered. RGE's maintenance supervisor, Alvin Payne visited the contractor on site during mid installation and ordered the contractor to cease work. The contractor continued. The work was completed prior to the February 28th Board meeting and was never approved.

The Board meeting minutes from February through April of this year all make record of the issue.

Since learning of the installation work Brian Mills, both independently and with knowledge and consent of Board members has been working through the RGE property manager

Magnum York to communicate with the owner to have the unauthorized air conditioning removed with reparations to common property made, all at the expense of the owner. So far, all requests and demands have been ignored.

4. Motion to approve the following resolution (Mills/Millsap) Carried.

The Board of River Grande Estates will request that legal action be instigated immediately by its representative Richard I. John, Lawyer at Bridgeland Law to compel the owner of River Grande Estates Suite #411 – Phase 2 (59 22nd Avenue S.W) to remove all unauthorized air conditioning equipment and restore all the Corporation's common property to a satisfactory state. The owner's failure to comply would lead to application for a Court Order to allow the Corporation to enter the premises and complete all necessary work to safely remove the unauthorized air conditioning equipment and complete any restoration work required, all at the expense of the owner.

The minutes from this meeting were prepared, reviewed and formally approved by the directors present, immediately following approval of the Motion concerning #411-2.

5. Adjourned
 - Meeting adjourned at 8:30 PM



President



Secretary