

Meeting of the Board of Directors

River Grande Estate
Condominium Plan No. 9911158
Tuesday April 24, 2018

Attendees:

- Brian Mills
- Tiffany Dyck
- Emily Struck (phone)
- Sherry Ponych (MY)
- Michael Hay (phone)
- Murray White
- Kyla Cox

1. Call to Order
 - A quorum was determined present and the meeting was called to order at 6:22pm
2. Review and approval of the minutes from the March 27th meeting.
 - Motion to approve was carried.
3. Property Management Report – Magnum York (include status update on all requested Bylaw letters/fines and follow-up recommendations)
 - Sherry reviewed the previously distributed management report which included a number of complaints related to bylaw infractions where notices or fines were issued.
 - The board agreed to window cleaning at the same price as last year. To be scheduled in late June and notice provided to residents.
4. Maintenance Report – Murray White
 - Murray reviewed the previously distributed maintenance report, including various repairs that have taken place over the last month.
 - Phase 1 north side door has a damaged door handle that needs to be looked at and possibly replaced.
 - One garbage bin was removed from each garbage room saving about \$500 per month in costs.
 - Roof repairs are needed for the south side of phase 1. Leaks were reported in unit 410 and 408.
5. Financial Update – Michael Hay
 - Overall YTD expenses are \$43,090.29 below budget
 - Well under budget items: Insurance deductible/claim, repairs and maintenance contingency, trees pruning/replace, repairs and maintenance for mechanical/plumbing, and electricity expense
 - Well over budget: Repairs and maintenance for building, gas expense, water & sewer

- Follow-up is being made again related to \$500K that has not yet been re-invested by BMO
6. 2018/2019 Operating Budget – Discussion and Finalization
- There is an expected budget deficit of about -\$30K, mostly due to large increases in the budget amount for gas expense and water/ sewer expenses
 - The board discussed the impacts of using 2017/2018 budget surplus vs increasing next year’s condo fees to cover the budget deficit
 - A motion was carried to fund this year’s budget deficit as follows:
 - Cover half of the deficit by rolling over \$15K of the budget surplus from 2017/2018
 - Cover the other half of the deficit through a 1.1% increase in condo fees
 - The Board noted a nay vote cast by Emily who was in favour of funding the full deficit through prior year budget surplus rather than increasing condo fees
 - The Board discussed working with owners to reduce gas and water consumption so that condo fee increases can be reduced or avoided next year. To be discussed further next year.
7. Building Safety & Security
- The Board agreed that we should put a Fire Plan in place. Kayla to follow-up.
 - Fire Escape Stairwells – discussion to be continued after a Fire Plan is further investigated and security impacts of unlocking doors are further considered
8. Unfinished business
- Courtyard – site survey will take place in the next week
 - Owner Survey re: Dogs - Update
 - 151 responses were received out of 201 units. Of respondents, 59.9% voted in favour of changing bylaws. Assuming all non-responses as “no,” the percentage in favour of changing bylaws would be 45.3%.
 - Survey results will be communicated to residents via email and at the next AGM. Any individuals who want to campaign for dogs may do so but the Board has sufficiently investigated this issue.
 - Bylaw infractions – Bikes, Dogs, BBQ’s etc.
 - Largely discussed above.
 - Phase 2, unit 117 - Board authorizes MY to contact Bridgeland Law to advise on further action against continued bylaw infractions
 - Phase 2, unit 117 - Application for renovations conditionally approved, pending evaluation of proposed drain relocation
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9. New Business
- Phase 1 Roof Repairs
 - 3 quotes to be obtained
 - Phase 1 Balcony Fire – Repairs
 - Board was verbally advised of a potential application for rooftop air conditioning unit. Board advises that new air conditioning units are not likely to be approved.

- Due to the upcoming resignation of Murray White, the board was asked to consider suitable members willing to serve to the next AGM

Set Subsequent Meeting Date Tuesday May 29 at 6:30pm.

Meeting adjourned at 8:30pm.



Secretary



President