

Meeting of the Board of Directors

River Grande Estates
Condominium Plan No. 9911158
Monday October 22, 2018

Attendees:

- Brian Mills
- Tiffany Dyck
- Chris Scrupa
- Sherry Ponych (MY)
- Emily Struck
- Kyla Cox
- Bob Millsap

Regrets:

- Michael Hay

1. Call to Order
 - A quorum was determined present and the meeting was called to order at 6:33pm
2. Review and approval of the minutes from the September 25th meeting.
 - Motion to approve was carried.
3. Property Management Report – Magnum York –review
 - The board reviewed the previously distributed management report which included a number of complaints related to bylaw infractions where notices or fines were issued.
4. Maintenance Report – Bob Millsap
 - Bob reviewed the previously distributed maintenance report, including various repairs that have taken place over the last month.
5. Treasurer's Report
 - YTD expenses are about \$40K under budget.
 - Operating cash is very healthy at about \$222K.
 - Reserve cash was about \$202K on Sept 30 but it is sitting closer to \$350K in mid-October due to the completed transfer of \$150K from the investment account.
6. Review of October 10th EGM – Next Steps & communication
 - Results of the EGM need to be communicated to owners.
 - An email will be sent with meeting minutes, a copy of the presentation and a brief summary of the results.
 - A copy of the EGM minutes will also be distributed as part of the EGM package so they can be approved by the ownership.
 - The board will proceed with drafting a revised bylaw that would allow for small dogs at RGE based on the results of the EGM, and present it to ownership along with other upcoming bylaw modernization updates. This will take significant time –

drafting new bylaws with the lawyer could take 4-6 months and then the bylaws would need to be approved by owners which could take upwards of a year to collect signatures.

- The board agreed that it is imperative to present any changes to the dog bylaw separately from other bylaw revisions. The board will work with the lawyer to generate a creative solution to ensure this happens.

7. Cannabis at RGE – Set Board Policy for dissemination to owners & residents

- The board determined that an interim policy on cannabis is not required because our current bylaws already adequately address cannabis use and cultivation through other provisions. The board will deal with complaints related to cannabis on a case by case basis as they arise.
- The board agreed to treat cannabis smoke the same as cigarette smoke in line with the city of Calgary's view. In our current bylaws, smoking is allowed in units and on private balconies or terraces but not in common areas – this applies to cigarettes, e-cigarettes and cannabis. Additionally, bylaws require that all butts (cigarette or cannabis) be disposed of safely in fire-retardant containers and never thrown from balconies or terraces.
- The board agreed to treat cannabis plants the same as any other houseplants, which would allow residents to grow up to 4 plants (the Alberta legal limit) in their unit. Owners would be responsible for any damage caused by cultivation of cannabis plants, such as mould or water damage. Current bylaws already prohibit cannabis plants (or any plants) from being grown in storage lockers and private garages – bylaws specify they can only be used to store “non-perishable” property.
- A communication will be sent to all owners to remind them of existing bylaws and how they apply to the use and cultivation of cannabis.
- The board will distribute a survey to owners regarding their views on cannabis use and cultivation at RGE to determine if additional policies are needed to meet the desires of owners.

8. Advance preparation for November 27th AGM

- Package to be sent out to owners two weeks ahead of the meeting.
- Audit is ongoing and needs to be approved ahead of package being mailed to owners. Signatures required on the financial statements by President and Treasurer.

9. Unfinished business

- Status of major projects - Courtyard refurbishment, Phase 1 Roof Repair, Elevator #4 Upgrades
 - Courtyard work will start Nov 12. The board agreed to an upfront payment request from the vendor.
 - Phase 1 roof repair will be completed in the week of Oct 22.
- Follow-up - #206 Phase 3 Unapproved Flooring Installation
 - Noise testing in the unit below needs to be performed to make a decision about whether the board will require the unit to replace the wood floors with carpet or not.

- Keys for garages containing water shut-off valves - status

10. New Business

- Bylaw Review – discussion and commissioning
 - Motion carried to initiate bylaw review by retaining McLeod Law.
- Kydrid Doors – Approve 2nd Year Service Agreement
 - Kydrid sent 2 year service agreement requiring full payment up front per year. Not approved by board until further notice. Original agreement to be reviewed by board.
- E&B Drain Cleaning – Service Contract Ratification
 - Contract of \$11,055 was approved by the board.
- Other renovation requests

Subsequent Meeting Date set for Tuesday November 20 at 6:30pm.

Meeting adjourned at 8:05pm.


Secretary


President