

Meeting of the Board of Directors

River Grande Estates
Condominium Plan No. 9911158
Wednesday August 28, 2019

Attendees:

- Brian Mills
- Michael Hay
- AK Ross
- Sherry Ponych (MY)

- Bob Millsap

Regrets:

- Kyla Cox
- Tiffany Dyck
- Emily Struck

1. Call to Order

- A quorum was determined, and the meeting was called to order at 6:30pm.

2. Additions/Changes to the Agenda

3. Review and approval of the meeting minutes – June 25, 2019.

- Michael Hay was in attendance
- A motion to approve the corrected meeting minutes was carried.

4. Management Report – Magnum York

- The board reviewed the previously distributed management report.
- A discussion on a propane BBQ recommended a \$100 fine.

5. Facilities and Maintenance Report

- Bob reviewed the previously distributed maintenance report, including various repairs that have taken place over the last month.
- The mouse odour in 108-2 appears resolved. New tenants moved in.

6. Treasurer's Report

- The board reviewed the analysis previously distributed by Michael. Limited forecast based on two months data.
- Currently under budget. Cash balances remain at healthy levels.
- Reserve fund is \$156k under funded. Restraint is still needed.

7. Security

- The break-in early Aug 2 was reported to police.

8. Unfinished Business

- AGM date selection is proposed for Dec 3, 2019 at Talisman Centre. Registration starts at 6:30. Meeting to start at 7:00 pm. Note the lawyer confirmed the new regulations for the AGM package are on hold to January 1 so RGE does not need to

prepare the same for a Dec 3 meeting. We will just continue to do what we have always done.

- Electrical system analysis was previously carried. Brian to follow up with Ron Lane for help with interpretation.
- Column damage inventory was completed by ABBAS. They will be going out for proposals.
- White paint on exterior trim several years ago has not weathered well due to a combination of inadequate preparation, paint quality and application. These learnings will be applied to column repairs.
- Balcony Edge Repair proposal from BTC was excessive cost. Brian will follow up on reduced scope for site reviews.
- Draft Bylaws are expected from the lawyer. The committee will collect comments and circulate the draft for the rest of the board. It was noted that the UCP has deferred the implementation of future changes to the condo act.
- Fire plan draft has outstanding commercial issues. MY to get input from City.

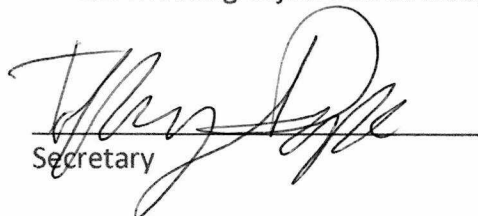
9. New Business

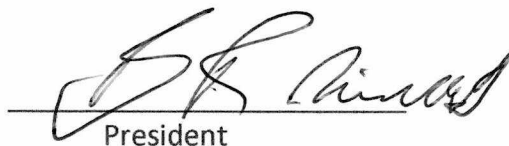
- Courtyard Lighting supplier no longer has model we want. MY to obtain quotes from additional suppliers.
- Board succession planning. There are currently four positions that will be filled with elections at the AGM.
- BEVA study by BTC was accepted by the board. A motion to award for \$2800 was carried.
- Window cleaning was deferred from spring time. A motion to award to Rockyview Enterprises was carried.
- Fire inspections by Convergent are scheduled. Convergent to inspect for expired fire extinguishers.
- Alarm boxes by Convergent have been beeping in security room. ABBAS to check daily.
- Reserve Study updates are required. Intuitive to quote one year early.

10. Subsequent Meeting Dates

- **Tuesday September 24 at 6:30 pm.** Note: Bob and Sherry are unavailable.
- **Tuesday October 29 at 6:30 pm.** Note: Brian is unavailable.
- **Tuesday November 19 at 6:30 pm.**

11. Meeting adjourned at 8:30pm


Secretary


President