

Minutes

Meeting of the Board of Directors

River Grande Estates

Condominium Plan No. 9911158

Tuesday December 1, 2020

The meeting was held via Zoom conference call

Attendees: B. Millsap, AK Ross, B. Mills, T. Dyck, V. Volk, C. Scrupa, W. Hunter, and Sherry Ponych (Magnum York)

1. Call to Order – **6:30 PM**
2. Additions/Changes to the Agenda – a few were brought forward and are reported below.
3. Review and approval of the meeting minutes for November 3, 2020.
 - Approved as submitted
4. Revision of officers of the RGE Board of Directors
 - Bob Millsap has indicated his desire to step down as President. The Board members have agreed to step up and take on more individual responsibilities to lighten his load in the interim. Revision of Board roles is still desirable.
 - Sherry commented that the RGE Board is a lot more “hands on” than many condo Boards are, which increases the workload for Board members. This should be addressed.
5. Management Report – presented by Sherry Ponych
 - **Magnum York’s work on behalf of RGE was very quiet and mostly routine in the November this year.**
 - **Issued notices to Owners concerning Fire Systems testing, Covid-19 regulations and Deferred AGM.**
 - A complaint received from an owner concerning an early annoying use of a snow blower. Apparently, these devices do not contravene noise bylaws therefore their use is allowed.
 - Pest control bait boxes around the complex have all been reloaded.
 - A spreadsheet containing recent sanctions for RGE Bylaw violations was circulated to the Board member. Magnum York was asked to apprise the Board of all sanction actions and results.
6. Facilities and Maintenance Report – issued by Vince Volk
 - Fire systems testing completed.
 - Kydrid has replaced main springs on the parkade entrance/exit doors.

- Small roof leak in 514-3 and damaged patio door in 514-2 repairs mostly complete and waiting on owner to provide access for finishing work.
- Column and deck membrane repairs (previously approved) - deferred to 2021 outdoor maintenance season.
- Repairs to shower drains in four different suites were completed this month.
- Trotter Morton conducted testing of the hot water recirculation lines in all three buildings. Found systems running well, but increased pump speed where possible.

7. Treasurer's Report

- Operating cash balance is healthy and operations expenses currently under budget by 5%.
- The Treasurer presented graphs comparing ongoing expenses. Water bills are currently a large part of utility expenses.
- Billings for concierge service by ABBAS need to be investigated.
- Reserve fund balance is healthy with good recovery after Covid-19 related market declines. Rate of return since January is 3.89%.
- Reserve fund cash on account with BMO has been allocated to three different investments.
- No current financial concerns.

8. Unfinished business

- Bylaw update – the final draft of the proposed revised Bylaws was presented to the Board. This included a very small change concerning short-term rentals. - APPROVED
- Summary letters for Owner communication on Bylaw change proposals (substance and rationale) will be distributed in December and then in January (along with the Proposed amended Bylaws
- Owner Info session to be scheduled for January 25th by Zoom.
- No further response to a dispute note filed for civil claim by #410-1.
- AGM was deferred from November 23rd because of Covid-19 health concerns and an Owner information session on Zoom was substituted.
- Brian will investigate the options for holding a formal AGM with the Province of Alberta. Concerns over rapidly rising insurance premiums will also be made if contact can be made with provincial authorities.

9. New Business

- Overlength vehicle complaint was received for large pickup truck. Attempted to locate possible parking stall trade candidates with minimal success. This should not be a Board issue to pursue further.
- Covid-19 precaution communications for Owners and contractor are continuing.
- A small reno in #108 Phase 2 was approved by mail vote and is in progress.
- Discard of furniture and appliances in disposal room has been a concern. It is not allowed and requires an undue amount of Board time to track down offenders.
- An owner complaint was received concerning suite access during the fire systems testing. This was discussed and a further response will be offered by Tiffany and Whitney. The Corporation has the right to access suites for required maintenance work and can only offer reasonable and limited accommodation without the Owner paying the costs of additional contractor time. Requests to delay/deny suite access need to be made to the Property Manager well in advance.

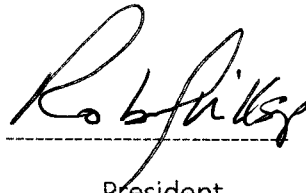
10. Upcoming Meetings

- Next Board of Directors Meeting scheduled for Tuesday January 5, 2021 @ 6:30 via Zoom.

Meeting was adjourned at 8:15 PM



Secretary



President