

MINUTES
Meeting of the Board of Directors
River Grande Estates, Condominium Plan No. 9911158
Tuesday July 6, 2021

The meeting was held via Zoom conference commencing at 6:30 PM

ATTENDEES - Bob Millsap, Tiffany Dyck, Whitney Ferguson, AK Ross, Chris Scrupa, Sherry Ponych (Magnum York)

REGRETS – Brian Mills

1. Call to Order – 6:32 PM
2. Additions/Changes to the Agenda – few additions were added as the meeting progressed
3. Review and approval of the meeting minutes – June 1, 2021. - Final version circulated to Board by the secretary on June 29th. - Approved
4. Management Report and Bylaw Infractions
 - Welcome back Sherry – Transition going smoothly it seems. Alex C was very helpful
 - Fines, Letters and Owner developments:
 - #109-3 Discussion over water loss was held (damages from #209 overflow)
 - #312-2 Estoppel issued (Unit sold?)
 - #513-3 Received Air Conditioner application
 - #207-1 Financing arrangements made
 - #315-2 Dog complaint – following up
 - #514-2 Noise Complaint and notice issued
 - #306-3 3rd Notice filed re complaints
 - Bylaw complaints follow up – Some Owners want to have indication that complaints have been acted on. Will discuss with Magnum York.
 - #410-1 repair status – No response indicated on Owner managed repair status. Want to proceed with Corporation obligations, so may go ahead with ceiling repairs.
 - #102-3 – Status of communications re water leak need clarifying. Magnum York to handle.
 - Garage 188, (#415-2) – Request that truck in Stall #260 blocking parking access be moved. No nearby stall occupants willing to trade spaces.
 - Noise complaint from 207-1 - Resolved
5. Facilities and Maintenance Report
 - Soffit repairs by rope were very successful. Will investigate conducting Phase 3 eavestrough repair using the same Company.

- Entuitive garage leak investigation – Pooling water is an issue. Recommend adding new drain. Need to establish the cost, but likely about \$5000.
- Deck membrane & Column repairs – Work (#203 to #403) was well done but much more involved than anticipated. Will get estimates for other decks.
- Landscaping issues (old Landscaping plan still needs to be located- it's not in office, so checking storerooms Phase2/3) should be done.
- Courtyard pavers – doming up due to hot weather. Expansion gap not big enough around edges. Chris will approach Boyd to try and rectify. Also, some pavers become dislodged and float in areas with poor drainage. Will need to try and improve drainage and/or fix some pavers to grid using adhesive.
- Courtyard lighting – pursuing additional bids, but may wind up going with Kevin Stoker who has been very helpful on past electrical projects.
- Corridor carpet replacement -Tiffany and Whitney will investigate colour schemes and carpet types for an initial Phase 1 project.
- Shower valve failure 317-2 – failed to turn off both water supplies and leaked into unit below with significant damage. Unit #217-2 has no insurance. Corporation should do all required repairs with chargeback to #317.
- Graffiti on the corner of Phase 3. Will be removed using ABBAS's contractor.

6. Treasurer's Report

- Fiscal year end comments -Overall positive with healthy cash balance. Annual, unaudited costs were, overall, about 1% under budget (about \$15,000). Large contingency for insurance claims was unused so along with lower repairs and maintenance costs, helped keep costs in line. Gas costs were significantly higher than budget through the reporting period.
- Reserve fund is healthy.
- Make sure annual landscaping costs by Mel's Lawncare are flagged as Reserve expenses if possible.
- Should look for efficiencies to save gas and water consumption.

7. Security

- General problem with fob/card readers on June 11 - Resolved
- Additional cards/fobs – Brian ordered more as stocks are low
- Door alarms and Convergent – Brian has recommended no more call-outs for triggered alarms. They are far too numerous! Will instead get regular email reports which can be followed up on when required.
- Brian needs to explain some of the findings from Convergent and technical aspects impacting alarms to the Board members. Question – “Are further repairs required?”
- Fob and intercom changes – Discussion regarding assigning responsibility. To be reviewed at next Board meeting.

8. Unfinished business

- Bylaw approval progress – still needing 28 additional “yes” votes and 1200 or so Unit Factors to carry recommended changes. Magnum York indicates overwhelming support

to date. Whitney will assist AK in preparing and sending personalized email requests/reminders to go out to Owners not yet responding, around July 19th.

- Question regarding steps if Bylaw changes are not approved. If not approved fully by January 2022, process would need to start over again. General feeling is that the remaining six-month period is enough to secure required support.
- Concerns expressed by #102-3 –select Board members will be having follow-up meeting with owner on July 9th. No RGE contract documents will be provided to Owners.
- Request by #512-3 for installation of push-button auto door opener(s) for main and parkade entrance(s). Board discussion regarding legal obligations and general required costs. Quotes for openers required and will be sought.
- Air Conditioning request - #513 Phase 3. No red flags. Will approve and notify Owners.

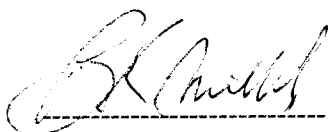
9. New Business

- Potential "efficiency" projects related to utilities - Need to be looking for opportunities for Corporation and Owners to reduce use of utilities (Gas, Water and Electricity) with a positive net present value.
- Replacement AGM Date – Will look at holding an in-person AGM October 19th. Need to book facilities etc..
- RGE Newsletter – Whitney will be drafting a newsletter for publication in July
- MDR can be called directly to deal with building leaks etc. if there is no quick after-hours response from either ABBAS or Magnum York.

10. Upcoming Meetings

- Next Board of Directors Meeting, Aug 3rd (to be held via ZOOM)
- Subsequent meeting to be September 7th (expected to be in person).

MEETING ADJURNED @ 8:10 PM



Secretary*



President

***Note** - Minutes for this meeting were prepared largely by review of the Zoom meeting recording made from the proceedings.