

Minutes
Meeting of the Board of Directors
River Grande Estates
Condominium Plan No. 9911158
Tuesday February 8, 2022

(Meeting via Zoom)

ATTENDEES - Chris Scrupa, Brian Mills, Kirk McFee, Lillian Fernandes, Shauna MacDonald, Sherry Ponych (Magnum York)

Not in attendance: Whitney Ferguson sends her regrets

1. Call to Order 6:36 Acting Chair: Chris Scrupa
2. Additions/Changes to the Agenda
3. Review and approval of the meeting minutes – January 4, 2022. All in favour
4. Resignation of board member: Whitney Ferguson. Thank you Whitney for your service and we wish you well in your new endeavour and schooling.
 - Magnum York to send out a notice we are in need of a replacement board member. Request to be posted in elevators and email sent out.
5. Management Report and Bylaw Infractions
 - Direct Energy – Waiting for gas pricing and a consumption report. Also waiting for the same from Enmax
 - New Vendor setup – Security Solutions.
 - Updated Pet Application sent to the board for review.
 - Full appraisal is now due. Will be forwarded to board and BFL when received.
 - Phase 1 - Unit 206 A/C install application forwarded to the board. (approved)
 - Approved and registered Bylaws sent to owners.
6. Maintenance Report
 - Security concerns with occupant and guest access from parkade elevator lobbies
 - This only affects access **INTO** the parking garage. Access to each of the building's still requires a FOB going the other way.
 - Causation was “Coding Issues” that were once grandfathered. Once the locking mechanism was altered with the installation of Handi-Accessible features, we were no longer allowed to trap a person between the elevator door and the Parking lot exit.
 - Phase I was reverted to its previous status as egress was still available through the Visitor Garage. I called the City of Calgary to ensure this was code-compliant
 - Called out Shur-Lock Locksmith and meeting was held with Patrick, Alvin, and Kirk

- Patrick to have Convirgent quote on patching into the fire alarm system to release the locks in the case of a fire or power failure. If this works, we can re-install the locking door handles that lead to the parking garage.
- Secondary option is to look-into FOB access to lowest floor via elevator
- Suggested Astragal install less than \$500 per door, including labour
- Work was approved
- Deadline of Astragals to strengthen door & installation by Friday, February 4th
- Locksmith agrees that Astragals will improve security and further limit forced entry.
- New door closure was impeded due to strike and hardware install
- Correction to elevator camera suggested. Poor location within cab
- Locking mechanisms on several doors improved or replaced. Some closures sped-up.
- Lubricated several door locks. Maintenance should no longer wipe this area of the strike.
- The lack of urgency of this Locksmith is no longer acceptable. Another Locksmith has been pre-approved and submitted his paperwork to MY. He is “standing by”

7. Treasurer’s Report

- operating cash dropped since November due to payables energy/utilities consumption has increased significantly
- Yearly operating expenses/budget little change
- Reserve cash balance to date up

8. Security

- Report received of youths accessing the building using a key code. (investigated but no evidence found that this happened or could happen).

9. Unfinished Business

- Rules and Regulations (Owners Guide) update Chris Scrupa
- Fixed rate gas contract (Magnum York)
- Establish reserve fund project committee (completed)
- Establish maintenance management review committee (Alex - Magnum York)

10. New Business

- Pet Rules, Regulations & Pet Applications - Adult weigh 30lbs - Current licensing by city - Picture of dog on file - Spayed or Neutered - Approved by Board - (In progress)
- Garbage cans at each carwash (complete)
- Monitoring RGE Board email & newsletters (Brian Mills and Chris Scrupa)
- Hygiene in regard to the cigarette butts outside building.

- Upgrading Visitor Parking Passes - In progress (Brian Mills/Shalna MacDonald)

Meeting adjourned 8:55

Next meeting Tuesday March 1st 6:30 pm.

X  Meeting Chair/Chris Scrupa

X _____ Meeting Secretary/Shalna MacDonald