

## **Meeting of the Board of Directors**

River Grande Estates  
Condominium Plan No. 9911158  
Wednesday May 4, 2022, 18:30

*(Meeting via zoom)*

**ATTENDEES - Board** - Chris Scrupa-President, Brian Mills, Kirk McFee - Maintenance, Lillian Fernandes - Treasurer, Shauna MacDonald - Secretary, Louis Auger, Martin Gates - Property Manager Magnum York

**1. Call to Order** 6:32 Chair - Chris Scrupa - President

**2. Additions/Changes to the Agenda** - None

**3. Review and approval of the meeting minutes** – Approved - April 6, 2022.

**4. Management Report and Bylaw Infractions** - Martin Gates -Magnum York

- ADEARSA operation permit
- Bollards have arrived for centre- Quotes
- Visitor parking passes out on April 25th - New times to follow Thursdays May
- Bike and Storage letters to be delivered by MY
- Proposed Budget
- Water pump replace
- Financial Year End Review May 31
- Insurance Renewal May 1
- Maintenance and Janitorial Review May 11th Quotes on Site for scope of work
- Residential parking event
- Back-flow failure
- Phase 1 -106 complaint from back of from 206
- No new insurance claims
- Elevator Phase 1 - Emergency triggered without panic bottom pushed
- Insurance contract quotes to be reviewed for 2023
- Landscaping Contract Mel's Landscaping - March 31
- Enmax Electricity Service Agreement

**5. Maintenance Report**

### **General:**

- Overview of Maintenance Contract Revisions 6 month Renewal Contract (Abbas -Kirk McFee)
- Failure of Two Critical Back-flows in Parking Garage (Abbas, City of Calgary & Martin/Magnum York)
- “Barrel” Keys for P1 access from Phase II and Phase III are being investigated as a more cost-effective solution than FOB reader. (Stampede Elevator - Kirk McFee)

- Locking mechanisms on doors improved or replaced. Closures sped-up. (Abbas)
- Stall #242 Irrigation Leak (Held Until Spring) Irrigation (Contract Pending)
- Column Repair, Wooden base of several pillars rotting. Complex-wide-Quotes pending - (Kirk McFee -Abbas to review)
- A four-year undertaking to do all Suites and Inner Courtyard
- Balcony Membranes - (Resumes Spring 2022) (Quotes pending (Abbas to review)
- Cleaning of Plumbing Stacks - (Drain Hacks Complete)
- Courtyard Lights - Bollards (24 Lights x \$688). Price lower than original quote - excluding installation (In progress)
- Exterior Walkways and Ramps - (Spring - SierraStone Kirk McFeeAbbas)
- Green Railings are in significant need of repainting (Quotes in progress Abbas)
- Bike and Storage Locker Renewals (In progress - Martin Gates-Magnum York)
- Four parking spots for Motorcycles and no monthly rent at \$25 / month
- Courtyard Membrane Repair (Complete Kirk McFee-Fire Ant)
- Carpeting in Ground level all Phases at Ground Level approved by Board award to All Floors (Shauna MacDonald)
- 206 -2320 Water Pressure Issue involved three different suppliers. Faucet sprayer nozzles and Aerators were plugged. This should be a charge back to the unit. (Martin/Magnum York)
- Courtyard Fountain Heads require improved broadcasting, possible needing new pump (Abbas - In Progress)
- “Do Not Swim in Pond” signs to avoid liability - (Chris In progress)
- Phase II & III Fifth Floor Lighting
- Quote on installation of lowered lighting fixtures (Abbas - In progress)
- “Brickwork” in the Courtyard Expansion (Abbas - In progress)
- Security Signs Installed. More to come (Directional Signs for Doors/Exits Chris Scrupa)

**Phase 1 (2320 Erlton Street SW):**

- Hot Water Arrival Issue in Suites #402, 403, 406, 411, 412 (Complete - Trotter Morton)
- Handicapped Motion Pad at Phase I Entrance Not Working (Repaired by Convirgent)
- 2320 Upper Roof Replacement (September/ October United Roofing)
- Contract awarded to United Roofing at \$323,090 + GST
- Secure a deck work and railing quote from Boyd’s and others by end of May, 2022 (Abbas)
- Pump and Leak Addressed in Mechanical Room in Phase I (Done)
- Vibration & noise abated by Trotter-Morton
- Heating Issues on Lofts of Fourth Floor (Resolved)
- Doors Often Not Locking

- Brickwork on Suite 206-1's Balcony & Main balcony compromised (Abbas supply & review quotes)

**Phase 2 (59 – 24th Ave SW):**

- Suite 115 / 114 – 59 Patio Flooding (Spring 2022 Boyd's - Abbas)
- Balcony Door Repairs in Suite 315 - 2 (Chinook Glass - Abbas)
- Pest Control in 115 – 2 / Northern Planter Reconstruction - (Quotes/Abbas)

**Phase 3 (60 – 22nd Ave SW):**

- Suite 501 of Phase 3 – Structural Issues (Abbas)
- Suite 102 - 60 Downspouts / Eavestroughs Leaking on to Deck (Abbas/In Progress)
- Water Leak in 214-2, affecting 114-2 (In progress Abbas)
- Suite 514 - 60 Roof Leak (TruCraft - Abbas/In Progress)
- 214 Flooding to lower unit 114 (Abbas/In Progress)
- Elevator #4 (Abbas - Secure & Review Quotes to Board - In Progress)

**6. Treasurer's Report**

- Operating cash at reporting date \$35,938 - Down \$20,281
- Actual YTD expenses \$1,304,673.50 - Budget YTD expenses - \$1,305,673.34
- Repairs/Maintenance - Under \$6,472.
- Utilities (Electric/Gas/Water) - Over \$2000.
- Monthly Operating Expense - Over \$5,252.
- Reserve Cash balance Up slightly \$29,694.

**7. Security Incidents**

- Phase 2 Ground Floor Attempted BreakIN

**8. Unfinished Business**

- Rules and Regulations Owners Guide-Under Revision (Brian Mills-Chris Scrupa)
- Fixed rate gas contract options Direct Energy (Brian Mills-Louis Auger-Chris Scrupa- Martin Gates/Magnum York)

**9. New Business**

- Pet application: Phase 3- #112, 2- #206, 2- #309, 1- #309, 2- #312 Board Approval
- Renovation Phase 2- #103 Board Unanimously Approved
- Approval of 2022-2023 Budget 7.5% Increase in Monthly Fees Unanimously Approved
- Approval carpet Replacement 1st floor (only) \$37,500. - Unanimous Approval
- Masonry re-pointing around complex & reconstruction of NE side (Kirk McFee)
- Improvements to amenity room Phase 1: Lillian Fernandes, Shauna MacDonald, Martin Gates/Magnum York
- Suite water shutoff master information. Email to Owners asking if they know where their ShutOff Valve (Kirk McFee, Abbas - Martin Gates/Magnum York)
- Mels Landscaping lateness in clearing snow from recent storm (Kirk McFee)

- Discuss change of regular meeting date to first Wednesday of each month -  
Carried Forward

**Meeting adjourned 21:09**

**Next meeting Wednesday June 8 18:30 pm. Amenity Room**

X CHRIS SCRUPA \_\_\_\_\_ Chris Scrupa/Board President

X SHAUNA MACDONALD \_\_\_\_\_ Shauna MacDonald/Secretary