

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

River Grande Estates  
Condominium Plan No. 9911158  
Wednesday August 3, 2022, 18:30

*(Meeting in person: RGE Boardroom and via zoom)*

**ATTENDEES - Board** - Chris Scrupa-President, Brian Mills-Director, Kirk McFee - Maintenance, Shauna MacDonald - Secretary,, Lillian Fernandes-Treasurer, Martin Gates - Magnum York-Property Manager: via Zoom Louis Auger-Director sends his regrets

1. **Call to Order: 6:30**
2. **Additions/Changes to Agenda**
  - Exterior entrances repair to new rubber stone. Cost of repair \$12k Rubber Stone will have better long term
3. **Review and approval of the Meeting Minutes** – July 6th, 2022. Unanimous Board Approved
4. **Review Entryway Rubberstone** options with Kash
5. **Management Report and Bylaw Infractions**
  - Storage Lockers/Bikes/Motorbikes Payment Schedule- Magnum York (In progress)
  - Direct Energy Trigger has been locked in at \$
  - 2 After hours alarms sink back-up
  - Thermostats are covered
6. **Maintenance Report**

**General:**

  - Kash Angell from Rubber Stone presented Colour, Content, Longevity, Financing and Warranty options for front entrances “stone” paving or patch/repair.
  - Received Initial Proposals from all parties discussing Maintenance, Concierge, and Cleaning Contract
  - Proposals were in from all four outside parties (ProClean, Clean Team, MCA Construction Group, and PCS now available
  - ABBAS proposal of different responsibilities was forwarded was issued to Chris / me. Analysis to follow. Proposes a 10 AM - 2 PM Concierge service only.
  - Contractors are now expected to sign in and out daily. No unaccounted-for FOB’s any longer
  - Six-Month renewal on current deal expires at end of November but may be in September?
  - Interviews and adjustment of responsibilities with each bidder needs to be booked soon.
  - Fountain and Pond in Courtyard is getting murky

- In-house solution Abbas - (OnGoing)
- Security Upgrades of Parkade Pedestrian Doors (September)
- “Barrel” Keys for P1 access from Phase II and Phase III have been ruled-out as a possible alternative to a FOB reader. Discussing this with “Murray” at Stampede Elevator.
- Locking mechanisms on doors improved or replaced. Closures sped-up. Weekly lubrication by ABBAS is now performed by Alvin (OnGoing)
- Irrigation Maintenance / Supply: (Pending)
- Presented a letter and talked to Ron Lewis (Phase I Owner) and his Supervisor (Randy Cramer). No quote or response received
- Supplier through Mel’s Landscaping is being utilized.
- Water Shut Off Letter: (COMPLETE)
- A letter was written to all Suite Owners regarding water shut-off valves. It was distributed by MY. It will help determine location, and if they’re accessible
- Alvin is to note all secondary shut-off’s that reside in the Parking Garage. ABBAS’ Asset List will incorporate this information, and we will retain a Master Copy.
- Currently, around 50% of the Suites have responded. Alvin will make appointments in the Suites that require help. A Fall project.
- Column Repair & Balcony Membranes: (In Progress)
- BTC Engineering (David) has prepared a quote for Jane She to be our interface. The approved quote is in the range of \$15,350 + additional expense.
- Exterior Walkways and Ramps Mudjacking (Complete)
- The quote provided by Western Concrete Lifters has been approved on it’s \$2,400 + GST (and any additional materials needed)
- Exterior Green Railings were reviewed with Alvin/Kirk McFee on Tuesday AM
- Quote Pending from CertaPro Painters of Calgary
- Bike and Storage Locker Renewals (Need Progress Report from MY)
- Updated Forms were sent out. MY sent this May 1st
- Four parking spots for Motorcycles outstanding monthly rent at \$25 / month - Magnum You (OnGoing)
- Brick Pointing Around RGE Signage (In Progress)
- Approval of Brickwright Masonry’s quote of was \$5,400 + GST by The Board.
- RGE signs at SE and SW still require removal, then remounting after this area’s pointing work is addressed and Sandblasted.
- Disassembly of NE brick wall planter at second level (In Progress)
- Currently bowing out towards the street, threatening safety with Collapse

- Brickwright Masonry quoted a total cost of \$37,453.50 + GST. Unanimously Approved by Board
- \$10,250 quote by BTC to perform the engineering drawings approved. Contractor costs to execute straightening of wall lean is in the \$10,000 - \$20,000 neighbourhood
- 2320 Upper Roof Replacement (September & October)
- Brickwork on Suite 206-1's Balcony Needs Repair: (Pending).
- Path "Brickwork" in the Courtyard Expansion (In Progress)

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

- 2320 Upper Roof Replacement (September & October)
- Brickwork on Suite 206-1's Balcony Needs Repair: (Pending)

**Phase 2 (59 – 24th Ave SW):**

- Suite 115 / 114 – 59 Patio Flooding: Boyd's (Pending)
- Pest Control in 115 – 2 / Northern Planter Reconstruction (Further Investigation Underway)
- Replacement of Domestic Hot Water Tank & Isolation Valves: (August 3rd start - In Progress)
- Repair of the Drywall, Mudding, and Paint in four Suites: (Pending)
- MCA's Construction will be evaluated by the work performed

**Phase 3 (60 – 22nd Ave SW):**

- Water Leak in 214-2, affecting 114-2: (In Progress).

**5. Treasurer's Report**

- Operating Cash 48,000 2% over
- Electricity, Gas Under, Water Over slightly
- Reserve fund payments of \$44,000

**6. Security Incidents (None)**

**7. Unfinished Business**

- Rules and Regulations, Owners Guide. progress update - Chris Scrupa (In progress)
- Visitor Parking Pass Distribution & Fob audit - Next Dates - (In Progress)

**9. New Business**

- BTC approval, \$12,000 for concrete wall repair and project management. Kirk McFee (2023/2024 In Progress) Unanimous Board Approval
- August Newsletter to mention uncovered barbecues, illegal propane tanks, untidy patios (In Progress)
- Pet application #205 Phase 2 - Unanimous Board Approval (Complete)
- Renovation approval: #305-Phase 1 - Unanimous Board Approval (Complete)
- Communications protocol needs to be streamlined between Owners and Tenants, not to Board Members directly - Official Welcome Package sent out by Magnum York

**Meeting adjourned at 20:38**

**Next meeting Wednesday Sept 7th @ 18:30**

X CHRIS SCRUPA Chris Scrupa/Board President

X SHAUNA MACDONALD Shauna MacDonald/Secretary