

Meeting of the Board of Directors

River Grande Estates

Condominium Plan No. 9911158

Wednesday October 5, 2022, 18:30

(Meeting Location: RGE Boardroom)

ATTENDEES - Chris Scrupa-President, Brian Mills-Director, Kirk McFee - Maintenance, Lillian Fernandes-Treasurer, Martin Gates -Magnum York-Property Manager

Shauna MacDonald - Secretary (sent regrets)

Minutes for Meeting were recorded by Brian Mills on behalf of the Secretary.

1. **Call to Order: 18:26 PM**
2. **Additions/Changes to Agenda (none)**
3. **Review and approval of the Meeting Minutes** – September 7, 2022. – Approved with no amendments.
4. **Management Report and Bylaw infractions - Magnum York:**
 - Updated financials with arrears list
 - Land titles hasn't yet acknowledged updated Board Members list. Need to revise "Form 8" again with departure of L. Auger from Board.
 - Police involved with an incident in #412 Phase 3 building Sept. 29/30th. No threat to other residents.
 - Unit #114-2, Waiver is to be issued allowing owner to replace flooring under insurance claim (water damage from above). – **Still Outstanding**
 - Only 2 service calls received, #305 and #110 Phase 1 for small, reported water leaks.
 - CAT-5 (mandatory safety testing) for Elevator #4 (by Fujitech) \$5200.00 - Board Approval was given.
 - Board reported to M.Y. an unauthorized move out from #301-2, Sunday August 14th – After discussion, the Board has elected not to levy fines on the Owner whose tenants moved out, breaking their lease. A stern warning letter will be sent by Magnum York and advising the Owner not to allow this to happen again.
5. **Maintenance Report**
 - Rubber Stone resurfacing of all entrances (now complete) with painting of railings also completed after a second paint coat applied on Phase 1 railings.
 - Maintenance, Janitorial and Concierge quotes received. Interviews still need to take place with four candidates and will be arranged for mid-October.
 - Fountains in courtyard closed for winter. Pump and liner likely need attention/repair work.
 - Convergent has quoted for two elevator fob readers (just over \$10,000). Need to convene meeting with both elevator contractors and Convergent. Final costs need to be determined before approval can be given.
 - Complaint regarding the "slow progress" for work on NE planter wall received from Owner of #106-2 (MLS listed unit has not sold yet). The Board viewed this as offensive and was

responded to with a detailed explanation of that project as well as a comprehensive listing of all improvements completed or underway in the complex.

- Courtyard trimming of pavers being done under warrantee and will be completed in the spring. Will still likely have “floating issue” with heavy rains. Drains need to be checked and some pavers may need adhesive applied.

Phase 1 (2320 Erlton Street SW)

- North and Central Roof Replacement should be largely complete by October 12th. Rushing order for roof deck materials to arrive in time for final crane lift on Tuesday Oct. 11th. The Board voted by email ballot to have MCA rebuild the two rooftop decks with composite materials for a downward revised cost of \$33,526.00. Railing to be reused as much as possible. (In progress)
- Brickwork repair on balcony Suite 206 Phase 1 after NE retaining wall is done. (Pending).

Phase 2 - 59 – 22nd Ave SW

- Suites 114 & 115 Phase 2, Patio paver drainage problems – Boyd has repaired installing additional weeping tile to improve drainage. Heavy rains required to assess effectiveness. Board approved the extra charge of \$2,205.00 to complete repairs which were outside of warrantee work.
- Pest Control Suite 115-2 – Results are still promising.
- Drywall repair in four Suites after leaks, etc. - (Complete)

Phase 3 - 60 -24th Ave SW

- Suite 501 entry door sticking. Not a structural issue and door to be re-planed on bottom. - (In Progress)

5. Treasurer’s Report

- Operating Cash: \$67,981.08
- OpEx YTD: \$ 18,337 under budget
- Electricity -over, Gas -under, Water & Sewer -under
- Reserve Fund -est. cash available for CapEx prior to June’23: \$530,367
- Reserve fund current inv. account balance Aug 31: \$1,731,540.72 (incl. \$442,800 cash) with a Total of \$2,177,316.00 including incr. int. (and based on current billing cycle).
- A number of current project expenses will charged against account as work is completed.

6. Security Incidents (None)

- Waterford Board(s) requesting a tour of RGE parking garage to compare security measures to their own. Brian will co-ordinate.

7. Unfinished Business

- Maintenance & Cleaning contract selection – arranging interviews with contractor questions submitted previously by Board Members.
- Terrace Wall Excavation and assessment – ongoing. Brickwork can’t be completed until spring 2023 and bricks will need to be stored onsite at RGE.
- Rules and Regulations, Owners Guide. No progress update - Chris Scrupa

9. New Business

- Louis Auger has sold his unit at RGE and has resigned his Board position effective Sept. 30th. Will likely hold off until AGM to fill position.
- Reno Application #205-2 – previously approved by Board (email vote).
- Proposed AGM date November 23, 2022 - (7:00PM). A virtual meeting was previously planned, and assurances now made by Magnum York that virtual meetings are still allowed by the Alberta Government. Will need to contract CondoVoter and arrange for a recording secretary. Audit still needs to be completed and the RGE Treasurer will present a financial summary. Minutes from 2021 AGM need to be finalized and distributed to Ownership ASAP.
- Boardroom Ventilation needs improvement. Brian did preliminary investigation with Horizon Heating in early September. No plan yet proposed. - (In Progress)
- Exterior Window Washing – Quote will be obtained from Rocky View in the next day or so, but should be the same as in 2021, (for ~\$8190.00) - (will plan for November, weather permitting)
- Discussion regarding E.V. charging possibilities – will be tabled until the November meeting when more information will be in hand and M.Y. will lead discussion.
- Discussion – apparent unpaid or misdirected invoices from contractors. Still needs to be fully resolved but M.Y. contention is if vendors are approved properly and invoices submitted according to instruction, they coded as Opex vs. Reserve and are paid promptly.

Meeting adjourned at 20:35 PM

Next meeting – 6:30 PM, Tuesday November 1, 2022

X CHRIS SCRUPA Chris Scrupa/Board President

X BRIAN MILLS Brian Mills (for Shauna MacDonald/Secretary)