

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

River Grande Estates

Condominium Plan No. 9911158

Wednesday March 6, 2024 18:30 (*RGE Boardroom, 59-22Ave. SW and Zoom*)

**ATTENDEES: Board** - Chris Scrupa - President, Kirk McFee - Vice

President/Maintenance, Brian Mills -Member-at-large, Lillian Fernandes – Treasurer  
Chase MacDougall – Communications and Parking Officer, Margaret Cole – Secretary,

**Excused:** Fadel Arab - Magnum York Property Manager, Don Murphy- Member-at-large (returning in April)

**1. Call to Order** 6:29 PM - Chair - Chris Scrupa – President

**2. Additions/Changes to the Agenda**

**3. Review and approval of February 7, 2024 meeting minutes** – Approved

**4. Magnum York Update** - Fadel Arab - No report this month

**5. Maintenance Report**

- Information Requests from Residents: Forms sent to residents on Feb. 16 with follow-up forms sent to those who have not replied on March 6. This information is current and used to co-ordinate information and payments.
- Top of lockers for storage – Complete - All items now removed from top of lockers Completed on February 4, 2024.
- Column Repair and Balcony Membranes – 2024 Phase Awarded  
Balcony membrane and pillar reconstruction -Start date April 1, 2024. Improved communication and an early start date incorporating cost effectiveness was stressed.
- Replacement of rooftop single and double doors awarded to MCA Construction
- Parging/stucco cracks awarded to Westview Construction.
- New Brick in SW corner: Pending
- Hot water in Phase 1 – Pending. In an attempt to uncover the issue, a questionnaire was sent to all units in Phase 1 to determine exactly who has water issues and if any renovations have been made in the unit plumbing. Once the results are in, it is hoped the cause may be discovered. Sharp Edge may be called in to consult.

- Surveillance Shop replacing Five Cameras – in progress. Three cameras are replaced – two have been repaired. Blurriness of elevator cameras needs to be addressed.
- Illegal Move of 404-2 - Matter referred to M-Y to issue fine. **Action:** M-Y Verify fine issued.
- Visitor Parking – Updated guidelines to be posted on more prominent signs
- Suite Maintenance – Suites 514-2,114-2,209-1,109-1,406-1, and 314-2 – all work completed.

## 6. Treasurer's Report

- Financials January 31, 2024 - Operating cash is \$41,974.33 Security Deposit Account \$93,167.21 – increase is the interest on the deposits. YTD Budget expenses \$900,787.37, YTD Operating expenses June 1, 2023 – January 31, 2024 are \$1,181,862.23, -1.39 % under budget, YTD variance is \$16,632.81 under
- Total Reserve Fund \$1,798,843.08 on reporting date Projected Reserve Fund on June 30, 2024 (assuming no capital expense) is \$1,988,582 per reserve study. **Action:** M-Y to confirm cash available for capital expenses before June 30, 2024.
- Utility Trends Report shows electricity costs are up from last month.
- Financial notes:
  - Over the years, there is a disparity of deposits taken by Magnum-York for suites rented out by owners. The current deposit as of June 1, 2023 is \$1,500.
  - Aged receivables – how many days are they in arrears? What is done to rectify the accounts?
  - Chargebacks – if an owner has occurred a chargeback, is the chargeback made? A monthly chargeback statement from M-Y is required. E.G. – 2-217 charged \$100 for oil spill cleanup.
  - It is prudent to seek best and most cost-effective insurance coverage.

7. Security Incidents None this month.

## 8. Unfinished Business

- RGE phone lines and internet with Telus. M-Y has arranged for Telus to send an e-mail to the Board. Awaiting response.
- Newsletter – please submit items of interest to Chase MacDougall.
- Property Management RFP under review.

## 9. New Business

- Renovation Requests – 2-407 request for air conditioning was not approved at this meeting pending certification of wiring from City of Calgary. 3-411, 1-208, and 2-404 – approved.
- Pet Applications 1-301, 3-202, and 3-311 approved.
- Board e-mail reviewed and administered by Chase MacDougall
- Parking Enforcement – New signage underway.
- Rooftop patio doors replacement ratification **Motion:** Chris Scrupa motioned to approve MCA’s bid to supply and install double-paned doors with blinds at a cost of \$51,202.50 + GST doors. Seconded Kirk McFee **Motion carried**
- Rooftop stucco doors replacement ratification **Motion:** Chris Scrupa motioned to approve Westview’s bid to repair stucco cracks at a cost of \$17,588 including GST. Seconded Kirk McFee **Motion carried**
- Parking garage scrubber repair ratification **Motion:** Chris Scrupa motioned for the cost of repairs for the parkade scrubber which includes maintenance for the sum of \$3271.92
- Approved video doorbell list is for units with exterior entrances only – no interior entrances can have video doorbells.
- Surveillance Shop recent work is complete and remote access to security system is underway.
- Meeting adjourned 21:20.

**Next meeting Wednesday April 3, 2024, 6:30 pm. (RGE Board Room)**

X *Chris Scrupa* Chris Scrupa/Board President

X *Margaret Cole* Margaret Cole/Secretary