

Meeting of the Board of Directors

River Grande Estates
Condominium Plan No. 9911158

Wednesday April 3, 2024 18:30 (*RGE Boardroom, 59-22Ave. SW*)

ATTENDEES: Board - Chris Scrupa - President, Kirk McFee - Vice President/Maintenance, Lillian Fernandes – Treasurer, Chase MacDougall – Communications and Parking Officer, Margaret Cole – Secretary.

Excused: Fadel Arab - Magnum York Property Manager, Brian Mills – Member-at-large, Don Murphy- Member-at-large **Guests:** – Alex Ferguson, Senior VP Anthem Crosstown Properties, Alex Hillyard, condo owner

1. Call to Order 6:34 PM - Chair - Chris Scrupa – President

2. Additions/Changes to the Agenda

Heat exchanger or ventilation in amenity room

Facebook RGE Group

3. Review, amendment, and approval of March 6, 2024 meeting minutes –
Approved

4. Anthem Crosstown property update – Alex Ferguson Senior VP

Alex updated the Board as to the development of the Anthem site to the east of River Grande Estates. The City of Calgary is proposing community engagement sometime in September 2024.

5. Parking procedures quick update – Chase MacDougall reviewed the rationale and procedures of the visitor parking rules.

6. Magnum York Update - Fadel Arab - No report this month

7. Maintenance Report

- Information Requests: In progress. Forms sent to residents on Feb. 16 with follow-up forms sent to those who have not replied on March 6. 75% have replied. This information is current and used to coordinate information and payments. List will be delivered to Keystone-Grey property management company June 1, 2024.
- Mel's Landscaping Contract for signature
 - Contract is \$3385 which is the same amount as in 2023.

- Column Repair and Balcony Membranes – 2024 Phase Awarded
Balcony membrane and pillar reconstruction – Storage containers for patio items placed on Erlton Street SW and 24th Ave. Start date April 2, 2024 and is expected to take 14 weeks.
- Replacement of rooftop single and double doors awarded to MCA Construction [In progress]
- Parging/stucco cracks awarded to Westview Construction. Awarded
- New Brick in SW corner: Pending - Noticeable lack of “weep holes”. Signage joints to be painted by Valdir this Spring.
- Hot water less of an issue in Phase 1 – Ongoing. The questionnaire was a great help in uncovering the problem. Sharp Edge has replaced four balancing valves. Suite 110-1 to be reviewed.
- 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. No response from M-Y.
- Front door closure of Phase 1 Complete – Bolt that closer utilizes was sheared off completely and is now repaired.
- Drain repair issues in stalls 402 and 412 – Mel’s Landscaping will remove leaking drain as soil thaws and Sharp Edge Mechanical will replace piping as necessary.
- Sink leak in 405-1 affected 305-1.
- Shower Drain leak in 405-2 – complete
- Car wash #2 stopped working – complete
- Suite 317-2 – Hallway carpet lifting – Valdir to repair using All-Floors glue.
- Seal interior of planter near courtyard gate – South – Leak continues even with irrigation turned off – hot asphalt is likely necessary.
- Replacement of bridge in courtyard – pending - Quotation process underway.

8. Treasurer’s Report

- Financials March 31, 2024 - Operating cash is \$88,641.71 Security Deposit Account \$93,114.84. YTD Budget expenses \$1,346,400.43, YTD Operating expenses June 1, 2023 – March 31, 2024 are \$1,353,066.40, 0.50 % budget, YTD variance is \$6,665.97 under
- Total Reserve Fund \$1,812,270.01 on reporting date Projected Reserve Fund on June 30, 2024 (assuming no capital expense) is \$1,988,582 per reserve study.

- Utility Trends Report shows water and sewer costs are up from last month, gas is under, and electricity is steady.

9. Security Incidents None this month.

10. Unfinished Business

- RGE phone lines and internet with Telus **Tabled**
- 2024/2025 budget

11. New Business

- Renovation Requests – 2-407 request for air conditioning approved as inspection report from City was submitted with application.
- 3-512 (bed and cabinets), 3-508 (air con.), 2-113 (revised) and 3-512 status of bath reno – approved.
- Pet Applications 1-111 approved.
- Mel’s Landscaping contract - Contract is \$3385 + GST. which is the same amount as in 2023. **Motion** to sign contract – Chris Scrupa – seconded Kirk McFee – **Motion carried.**
- Revised Reserve Fund Tables ratification. In consideration of major projects undertaken, rising construction costs and financial market changes since the 2020 reserve fund study, RGE commissioned Entuitive in 2023 to update the 2020 reserve fund projection tables – **Motion: Chris Scrupa** motioned to use Entuitive’s revised reserve fund tables for the 2024/2025 budget. **Seconded** by Lillian Fernandes **Motion Carried**
- Insurance ratification – **Motion:** Chris Scrupa motioned that the Insurance proposal by Gallagher for \$22,852 with premium financing through First Finance for \$9,735.51 as voted on by the Board be ratified. **Seconded** by Lillian Fernandes **Motion Carried**
- Condo Management Company Ratification – The process to search for a new Property Management Company started in October of 2023. The selection process consisted of interviewing multiple management companies. A spreadsheet was created to compare and weight each company. The Board voted on the candidates whereupon the chosen property management company

is Keystone Grey. **Motion:** Chris Scrupa motioned to approve Keystone Grey as the property management company for River Grande Estates commencing June 1, 2024. **Seconded** by Kirk McFee – **Motion Carried.**

- **Banking Resolution** authorizes and directs **Keystone Grey** to perform banking activities with **National Bank for Condominium Corp No 9911158 (RGE)** for activities such as collecting funds, pay bills, cash cheques etc. on its behalf so long as **K-G** is under agreement with **RGE** to perform condominium management services. **Motion:** Chris Scrupa motioned to sign the banking resolution. **Seconded** by Kirk McFee – **Motion Carried.**
- Board e-mail reviewed and administered by Chase MacDougall
- Parking Enforcement – New larger signage underway.
- Heat exchanger or ventilation in amenity room – short discussion in which it was decided to explore the addition of a heat/ventilation exchanger to be placed in the exterior wall under the large window.
- Facebook RGE Group – the FB page proposed for RGE residents is a private undertaking by the residents and the Board has no jurisdiction over (or objection) to it.
- Meeting adjourned 21:20.

Next meeting Wednesday May 1, 2024, 6:30 pm. (RGE Board Room)

X *Chris Scrupa* Chris Scrupa/Board President

X *Margaret Cole* Margaret Cole/Secretary