

# Yellowknife Condominium Corporation #6

## Board Meeting

June 4, 2015

### Agenda

Scheduled Attendees: Chris MacNaughton, Andrew Furlong, Greg Irvine, Neil White, Linsey Hope, Erin & Ryan Sawatzky, Colin Charlton, Ryan Sunberg (Triton)

Regrets: *Linsey Hope, Erin & Ryan Sawatzky, Ryan Sunberg (Triton)*

Scheduled Call to order 18:30

Called to Order at: 19:03

Approval Minutes as read from:

Month: April & May (AGM) minutes

1st: *Greg Irvine (April Minutes), (Colin Charlton AGM Minutes)*

2nd: *Andrew Furlong (April Minutes & AGM Minutes)*

Changes to Minutes: *No changes made to April Minutes. There were some changes made to AGM Minutes item 4 and addition of item 6 which thus caused all other item numbers to be adjusted by one(1).*

### Finance Report

- Account Receivable - *no changes since AGM*
- Insurance Claims - *no changes since AGM*
- Reserve Fund - *no changes since AGM*
- Maintenance Estimates - *no changes since AGM*
- Loans - *None*
- Note - *None*

## Maintenance Report

### New:

- Unit 71 Upper and Lower Deck - *Scheduled for this summer*
- Unit 77 Upper Deck - *Scheduled for this summer*

### Open:

- Unit 11 Hand Rails, Stairs and Back Deck Pickets - Scheduled for this summer - *Still on going*
- Unit 5 Upper and Lower Rear Decks - Scheduled for this summer - *Still on going*
- Unit 24 Upper and Lower Rear Decks - Scheduled for this summer - *Still on going*
- Unit 33 Upper Rear Deck - Scheduled for this summer - *Still on going*
- Unit 68 Upper and Lower Rear Decks - Scheduled for this summer - *Still on going*
- Unit 55 Upper and Lower Rear Decks - Scheduled for this summer - *Still on going*
- Unit 511 Upper and Lower Deck - Scheduled for this summer - *still on going*
- Unit 15 Upper Deck - Scheduled for this summer - *still on going*
- Unit 521 Propane Heater Pipe Issue - *Unit owner was told not to use this*
- A walk around when it warms up to check on any further decks that require work - *Still on going*
- Shut off valves on supply and return lines to isolate individual units or blocks of units - *Still on going*
- Check and replace water circulation pumps as required - *Still on going*

- Fire Hydrant line flushing - *Greg will take care of this one sometime in June*
- Front fence and fence around garbage bins need to be fixed - *Front fence painting & replacement of boards is something that Triton's crew can look into. Colin is looking into what can be done about the Garbage fence and possible other options. There has been a call made to Kavanaugh but have not heard anything back yet.*
- Complete more of the sewer line replacement - *Still on going*
- Eaves Troughing repair and replacement - *No schedule as of yet Triton has been in contact with them*
- Playground needs sand and grass cut. Repairs to equipment as needed. Also check into price of new playground equipment - *Andrew raked the playground are. Linsey to look into the cost of a new playground. Linsey to show Triton the possible dangers of the playground so this can be fixed*
- Chris to speak with Bunger to see if he wants to continue working around he condo units again - *Chris has spoken with him. Chris to draft up a contract between Bunger and YKCC6.*
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### Closed:

- Unit 47 Partial Freeze up - *This has been fixed.*
- New Propane Blankets Small - *This has been ordered and picked up.*
- Spring Clean Up pitch at AGM - *This has been done along with removal of the propane blankets.*
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### Emails

### New:

- Unit 22 wanting to know about paint - *Chris M to pick up some paint*

- Unit 77 wanting to know about paint - *Chris M to pick up some paint*
- Unit 77 wanting to know about decks - *Added to New item under maintenance*
- Unit 72 wanting to know about paint - *Chris M to pick up some paint*
- Unit 43 wanting to know about paint - *Chris M to pick up some paint*
- Unit 37 Water pips, OTR - *Email sent letting Unit owner know that the water pipe project is on hold for now. OTR project that Unit owner wanting to get done by contractor has been approved*
- Unit 71 wanting to know about back decks - *Added to New item under maintenance*
- Kellet wanting to get paid - *Andrew(treasurer) assured the board that the cheque that been signed. Waiting for Triton to pay Kellet and email confirmation from Kellet to be sent back to the board*

Open:

- Unit 519 old unit holder over charged condo fee goes way back to March 2013 - *Still on going*
- Unit 26 Moving would like to make sure that the December Condo Fees do not come out of current Unit holders account - *Still on going*
- Unit 25 Condo Fees has set up time table with Triton to pay off outstanding condo fees and fill out a Direct Payment Authorization form - *Still on going*
- Unit 17 Condo Fees same sort of deal as Unit 519 somehow roped into that email instead of a separate email - *Still on going*
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Closed:

- Unit 515 selling unit would like extension ladders along with the remainder fo the wood used for the balconies to be removed from the yard - *Done*
- Unit 71 estoppel certificate - *Done*

### Website:

*Moved to Outstanding Items & Task*

### Outstanding Items & Task:

#### New:

- Appointed or elected board member positions - *Looks like we have all volunteered for the same positions as last year;*
  - *Chris MacNaughton for President - 1st Andrew Furlong, 2nd Greg Irvine*
  - *Andrew Furlong for Treasurer - 1st Greg Irvine, 2nd Neil White*
  - *Greg Irvine for Maintenance - 1st Neil White, 2nd Colin Charlton*
  - *Neil White for Secretary - 1st Colin Charlton, 2nd Chris MacNaughton*
  - *Colin Charlton for Director - 1st Chris MacNaughton, 2nd Neil White*
- *The remainder of the board was not able to make the June Meeting so they were appointed to the role of Director*
  - *Linsey Hope*
  - *Erin Sawatzky*
  - *Ryan Sawatzky*
- *Reimbursements - Chris MacNaughton brought forward receipts for; Propane Blanket Dump/Condo Clean up garbage, New Propane Blankets and paint for the total amount of ?*
- *Email Contacts not up to date - Linsey to look into and get back to Neil with info*

#### Open:

- *Locks - Chris M got some new lock and keys. This will be handed out to the board and Triton next meeting*
- *Maintenance Contract - Draft found and given to Greg for review*

- Parking Passes - *As we still need 2/3 of the condo association to sign this a Notice of change to By-Laws draft has been written up and will be emailed out to Unit Owners. It has not been determined yet how we are going to get these signatures*
- Jersey Barrier - *Greg to order some up*
- Website - *Colin and Andrew looking into. Website vs Facebook vs Gmail or perhaps all*

### Closed:

- AGM - *Done as per schedule of May 28, 2015 at 19:00*
- Bassett Petroleum - *No longer considering to change over to Bassett as the cost of buying out existing fuel in tanks, buying new tanks, replacing lines, replacing meters etc was way too costly. Also not enough techs and trucks when compared to Superior Propane*
- Furnace Replacement Inquiries - *A solution has been reached with Superior Propane. All unit owners had an envelope explaining what will be done for the cost of \$8300.00. If a Unit owner does not have a copy of this they can simply call Superior Propane or email the condo board and we will send you a copy. It is completely voluntary on if a Unit holder would like to change out their furnace and/or hot water tank*

### Seasonal On Holds:

- Propane Belly Heater confirm they are working - *Put in seasonal on holds until the fall when we will check these out before the propane blankets go on*

Adjournment: 21:15