

Yellowknife Condominium Corporation #6

Board Meeting

July 10, 2014

Agenda

Scheduled Attendees: Chris MacNaughton, Erwin Sumcad, Andrew Furlong, Greg Irvine, Neil White, Gregory Brown, Lindsey Hope, Erin & Ryan Sawatzky, Ryan Sunberg(Triton)

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

7:00 Scheduled Call to order

Called to Order at: *19:15*

7:15 Approval Minutes as read from:

May, 2014 - A few items carried forward - Approved

Changes to Minutes:

7:45 Finance Report - Outstanding accounts - *We are at approximately \$35G in receivables. There are 7 units that are over \$1200(3 months) behind.*

- *Operational budget will be over by about 20% due to interest and electric rates that have gone up.*

- *YKCC6 Insurance Claim for Unit 70 has not been resolved just yet Outstanding balance of just over \$42G. Andrew F and Ryan S(Triton) are in talks. Should be resolved by end of august.*

- *2014 Reserve Fund Study report has been completed. We are just waiting for the final report and the revised budget will follow soon after.*

8:00 Condo Website/Email - Outstanding concerns, questions will be brought forward. - *The suggested Facebook instead of the current website has been declined due to the fact that not everyone has facebook. New suggestion unit 501 has offered to re-due our website before. Chris M will look into this. Other suggestion was Kellet look after it all we just send them the info. No one on the current board has website qualifications.*

- *Outstanding email - Unit 515 was wondering if there as going to be a Garage sale. The answer is yes July 26th. Neil W to call the radio station to get the info out and will put out signs by end of next week.*
- *Unit 61 - Roof Damage due to windstorm in May - According to Greg I all roofs have been completed. Email has been sent to unit 61.*
- *Unit 70 - Chimney Broke inside - Greg I said this is the Condo's responsibility and will speak with Ryan S(Triton) to make sure we get this resolved before end of August. Unit holder would like it done on August 6 and after as she will be away on holidays until then. But she does understand that we may need to do it earlier and has given us the approval to enter her unit to fix the issue.*
- *Unit 26 - Deck Hight Not Meeting National Standard Code - Ryan S(Trion) was unable to attend the meeting so I don't know if this has been resolved or not yet.*
- *Unit 5 - Back Deck and Back Stairs - Dog pen needs to be removed and Dog Feces needs to be picked up as this is a health risk to the contractors. Date has not been set as of yet*
- *Unit 33 - Rear and Lower deck need to be fixed. This unit has an outstanding condo fee balance of over 3G. However Safety is a priority.*

8:15 Maintenance Report - *None for this month. Decks are being done as we speak.*

8:30 Outstanding Issues & Tasks

- **Propane Belly Heater Plan of action & time frame (Tentative August)** - *So far we are still assuming the tentative August due date. I have not heard anything back from Ryan S(Triton) as of yet.*
- **Notice of Change of By-Laws Form action & time frame** - *Carried Forward from May. Everything has been written up just need to get 2/3 signatures that is required.*
- **Furnace Replacement Inquiries Updates (Go or No Go?)** - *More questions need to be asked. Suggested that we try to work with our neighbours to help keep cost down but more questions were asked for fine details(cost/contractor agreement/maintenance ect). Other suggestions was NTI would be a better solution for each unit holder. They can do both Furnace, Hot water and AC. More talks on this type of unit needs to be done(group cost/pre-field for per unit/ Same contractor ect).*
- **Spring Clean up action & time frame (last few blankets)** - *This has been completed.*
- **Maintenance Keys** - *Carried Forward from May - Still waiting.*
- **Crawl Space (heated/unheated/ventilation/study) action & time frame (end of June was this done?)** - *Ryan S(Triton) was unable to be at the meeting but it was discussed that the space under the unit was to be above zero so the pipes*

don't Freeze. The things we didn't know was if everyone's furnace has a pipe that faces down to warm up that area. If so is it open or blocked off? To prevent mold growth there should be air flow as to how much air flow no one really knows.

- *On a slightly side topic every unit holder is responsible for keeping their area clean of garbage and that the underside of the bottom floor is properly insulated.*
- **Stipend** - *Unfortunately Ryan S(Triton) was not able to attend the meeting to discuss why the stipends has not been taken care of.*
- **Sump Pumps** - *Every unit holder is responsible for their own sump pumps with the exception of unit 72.*
- **Parking Passes** - *When they by laws get passed by 2/3 of the condo association we can move forward on this.*
- **Playground Sand** - *Unfortunately Ryan S(Triton) was unable to attend the meeting so we don't know if this has been completed yet.*
- **Roof Repairs due to Windstorm** - *Greg I said that all room repairs are completed.*
- **Gold City Garage Sale** - *July 26th will be the date for the garage sale. Emails will be sent out by July 13, Radio station will be notified by July 14, Signs will go out by July 18.*
- **Eavestroughing** - *There is only one person in town that does this, we are having a very hard time getting this resolved.*
- **Ground Maintenance** - *Unit 503 "Bongers" we've been calling him will no longer be doing our ground maintenance so Ryan S(Triton) will have to start looking after this.*
- **Fence by Garbage Bins** - *Looks like the garbage bin has been pushed back to far thus the end pillar and fence are now damaged. Will need to get an estimate on the cost of fixing this.*

9:00 Adjournment - 21:30