

Yellowknife Condominium Corporation #6

Board Meeting

September 10, 2015

Agenda

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

Regrets: Andrew Furlong, Colin Charlton & Ryan Sundberg(Triton)

Scheduled Call to order 19:00

Called to Order at: 19:15

Approval Minutes as read from:

Month: June Minutes - Approved

Changes to Minutes: None

Finance Report

- Account Receivable -
- Insurance Claims - None
- Reserve Fund -
- Maintenance Estimates -
- Loans - None
- Note - None

Maintenance Report

New:

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Open:

- Unit 77 Upper Deck - *Scheduled for this summer*
- Unit 71 Upper and Lower Deck - *Scheduled for this summer*
- Unit 11 Hand Rails, Stairs and Back Deck Pickets - Scheduled for this summer - Still on going - *Hand Rails have been completed still on going*
- Unit 5 Upper and Lower Rear Decks - Scheduled for this summer - Still on going - *Back Bottom Deck is done.*
- 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. - *This has been completed.*

- 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. - *Still on going*
- Unit 65 Upper deck developing a soft spot. Would like to be added to the list of deck repairs
- Unit 515 Upper and Lower deck needs to be done. Selling unit and realtor wants to know when this will be done
- Unit 501 Upper and Lower deck needs to be done
- Unit 503 Upper and Lower deck needs to be done
- Unit 49 sink hole developing in front of garage
- Unit 61 wanting to know when Triton(Ryan) will be building the insulated box for the exhaust vents for the new Furnace and Hot water tank
- Unit 61 Upper deck(balcony) needs to be done
- Unit 43 concerned about blue siding between the two garages

Closed:

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Emails

New:

Open:

- Unit 72 wanting to know about paint - Chris M to pick up some paint - Paint was delivered but was given to Unit 43 instead. - *Has picked up the pain for himself will submit receipt to condo board in September meeting.*
- 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*
- Unit 65 Upper deck developing a soft spot. Would like to be added to the list of deck repairs - added to New item under maintenance
- Unit 63 wanting to know about windows and propane cost per month
- Unit 501 Upper and Lower deck needs to be done - added to New item under maintenance

- Unit 515 Upper and Lower deck needs to be done. Selling unit and realtor wants to know when this will be done - added to New item under maintenance
- Unit 503 Upper and Lower deck needs to be done - added to New item under maintenance
- Unit 503 Wanting to know if her Dad(Bungers) is going to be paid for the ground maintenance
- Unit 49 sink hole developing in front of garage - added to New item under maintenance
- Unit 61 wanting to know when Triton(Ryan) will be building the insulated box for the exhaust vents for the new Furnace and Hot water tank - added to New item under maintenance
- Unit 61 Upper deck(balcony) needs to be done - added to New item under maintenance
- Unit 511 selling unit want to know if there is a stop preauthorized payment sheet that needs to be signed. - *No there is no stop preauthorized payment sheet that needs to be signed. During the sale of a home the estoppel certificate irons the financial obligations out.*
- Unit 11 - Linsey Hope - Front Stair replacement inquiry - *already under open item under maintenance*
- Unit 11 - Linsey Hope - Reimbursement for receipts from the AGM - Hope to get this approved & repaid in September - *Chris M signed the cheque and Ryan(Triton) has it.*
- Unit 43 concerned about blue siding between the two garages - added to New item under maintenance
- Unit 519 - New Owner Contact info update, condo fee inquiry & paint inquiry - contact info update in gmail account, emailed sent to contact Triton for condo fee, waiting to hear back from Triton or Greg on what type of paint is needed & colour. - *It was a little to late for painting so the owner will get paint next year.*

- Unit 511 - Ryan Schular inquiries of work done in the past & work that wants to get done - *On going will get answers in September meeting*
- Unit 55 - Edgar Kharatyan - Leaking roof who to call, who to fix, who pays - *email sent included Triton and Greg, on going*
- Unit 519 - Sale & over paid condo fees - *will discuss in September meeting, on going*
- Unit 49 - Ryan August meeting inquiry & gravel usage for crawl space under unit - will discuss in September meeting, on going - *This was approved, Ryan picked up some gravel already.*

Closed:

- 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 - Marie from Kellett said they have not received payment and was wondering when the cheque was sent out. - *Done. Received an email confirmation stating balance payed in full.*

Website:

Moved to Outstanding Items & Task

Outstanding Items & Task:

New:

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Open:

- 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*
- Reimbursements - *Chris MacNaughton brought forward receipts for; Propane Blanket Dump/Condo Clean up garbage, New Propane Blankets and paint for the total amount of ?*

Closed:

- Locks - Chris M got some new lock and keys. This will be handed out to the board and Triton next meeting - *Done Ryan Sandberg did this.*

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: 20:15