

Yellowknife Condominium Corporation #6

Board Meeting

April 16, 2015

Agenda

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

Regrets: Erwin Sumcad, Greg Brown, Triton (Ryan)

Scheduled Call to order 19:00

Called to Order at: 19:15

Approval Minutes as read from:

Month: February (there was no meeting in March)

1st: Neil

2nd: Greg

Changes to Minutes: None

Finance Report

- Account Receivable - *Electronic Format will be sent.*
- Insurance Claims - Bathtub insurance claim - *What unit is this? Triton (Ryan) to get back to us.*
- Reserve Fund - Electronic Format will be sent
- Maintenance Estimates -
- Loans - *None*
- Note - Book keeping issues - *Still on going.*

Maintenance Report

New:

- *Unit 47 Partial Freeze up*
- *Unit 511 Upper and Lower Deck - Scheduled for this summer*
- *Unit 15 Upper Deck - Scheduled for this summer*
- *New propane blankets small*
- *Spring clean up pitch at AGM*

Open:

- *Unit 11 Hand Rails, Stairs and Back Deck Pickets - Scheduled for this summer.*
- *Unit 5 Upper and Lower Rear Decks - Scheduled for this summer.*
- *Unit 24 Upper and Lower Rear Decks - Scheduled for this summer.*
- *Unit 33 Upper Rear Deck - Scheduled for this summer.*
- *Unit 68 Upper and Lower Rear Decks - Scheduled for this summer.*
- *Unit 55 Upper and Lower Rear Decks - Scheduled for this summer.*
- *Unit 521 Propane Heater Pipe Issue - Update - Greg still looking into this.*
- *A walk around when it warms up to check on any further decks that require work. - Update - Still on going.*
- *Shut off valves on supply and return lines to isolate individual units or blocks of units. - Updated - Still on going.*
- *Check and replace circulation pumps as required. - Update - Triton to get back to us on this.*
- *Fire Hydrant line flushing. - Update - Triton and Greg to get back to us on this.*

- Front fence and fence around garbage bins need to be fixed brought up from seasonal on holds - *Update - no action taken as of yet.*
- Complete more of the sewer line replacement. - *Update - Ongoing.*
- Eaves Trough repair and replacement brought up from seasonal on holds. - *Update - No action taken as of yet.*
- Playground needs sand and grass cut. Repairs to equipment as needed. Also check into price for new playground equipment. Brought up from seasonal on holds. *Update - No action has been taken as of yet.*
- Triton(Ryan) has pricing on just about all jobs we would like to complete this summer.
- Chris to speak with Bungers to see if he want to continue working around the condo units again. - *Update - None as of yet.*

Closed:

Emails

New:

- Unit 515 - Selling Unit - Would like the extension ladders along with the remainder of the wood used for the balconies to be removed from her yard. - *Update - Email sent to Triton(Ryan) to get this done.*

Open:

- Unit 519 old unit holder over charged condo fee. Goes way back to March 2013 - *Andrew F to follow up with Triton on this he was sure this was done.*
- Unit 26 Moving - Would like to make sure that the December Condo Fees do not come out of current Unit holders account. - *Update - Looks like we owe Unit 26 two months worth of Condo Fees. Triton and Andrew to confirm.*

- Unit 25 Condo Fees - Has set up time table with Triton to pay off outstanding condo fees and has filled out a Direct Payment Authorization Form - *Triton to confirm*
- Unit 17 Condo Fees - Same sort of deal as Unit 519 somehow roped into that email instead of a separate email. - *Triton and Andrew to look into this*
- Unit 71 estoppel certificate - *This has be issued Greg I will follow up with Triton and sign what needs to be signed.*

Closed:

Website:

Moved to Outstanding Items & Task

Outstanding Items & Task:

New:

- *Locks. Need to make sure they are our locks so people on the board have the keys to it.*

Open:

- *AGM - Update - Date has been schedule for May 28, 2015. Neil will send out email to all. Chris will book the church, coffee & donuts will be handle by Lindsay or Ryan, Andrew to bring electronic copies of all financial statements, Greg and Triton(Ryan) to bring anything they got on Maintenance.*
- *Maintenance Contract - Update - Still on going.*
- *Bassett Patroleum*

- Looking at getting service from Bassett Petroleum instead of Superior Propane - *update - still on going will need to bring this up during the AGM.*

- Propane Belly Heater:
 - Confirm they are working - *update - Still on going.*

- Furnace Replacement Inquiries:
 - Either CMS or JC Plumbing to install approved units
 - Need full documentation on units from each company
 - Need quotes for installation per unit - *update - Still on going.*

- Parking Passes:
 - 2/3 Condo Association needs to approve first - *Update - still on going.*

- Jersey Barrier:
 - Measurement to be taken - *Done - 3' x 6' and 3' x 9'*
 - Amount needed - *Done - six(6)*
 - Quotes - *update - Still on going.*

- Website - *update - Thought of a different approach to not use a site per say but use google plus which is free.*

Closed:

Seasonal On Holds:

Adjournment: 21:30