

Yellowknife Condominium Corporation #6

Board Meeting

February 19, 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: Neil White, Erwin Sumcad

Scheduled Call to order 19:30

Called to Order at:

Approval Minutes as read from:

Month:

1st:

2nd:

Changes to Minutes:

Finance Report

- Account Receivable - *Due to late turnover of financials to new accountant no accounts available.*
- Insurance Claims - *Bathtub insurance claim to be checked on with Triton (Ryan).*
- Reserve Fund - *Final report completed. Two hard copies and Andrew to send out electronic copies.*
- Maintenance Estimates -
- Loans - *None*
- Note - *Problems with book keeping discussed, board decided to have Andrew talk with Ryan and go into a direct agreement with HH Services for book keeping and reduce the book keeping amount from Triton's fees. Chris and Greg to adjust maintenance agreement with Triton.*

Maintenance Report

New:

- Unit 521 Propane Heater Pipe Issue - *Apparently they are using this again but this pipe is not fixed. Greg to look into this.*
- *A walk around when it warms up to check on any further decks that require work.*
- *Shut off valves on supply and return lines to isolate individual units or blocks of units.*
- *Check and replace circulation pumps as required.*
- *Fire Hydrant line flushing.*
- *Front fence and fence around garbage bins need to be fixed brought up from seasonal on holds.*
- *Complete more of the sewer line replacement.*
- *Eaves Trough repair and replacement brought up from seasonal on holds.*
- *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*
- *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 wants to continue working around the condo units again.*

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.*

Closed:

Emails

New:

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. - *Triton 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:

- Unit 70 - *Furnace installed and all complete.*

Website:

Moved to Outstanding Items & Task

Outstanding Items & Task:

New:

- AGM - *Date needs to be picked.*
- Maintenance Contract - *Chris and Greg to review and update.*

Open:

- Bassett Petroleum
 - Looking at getting service from Bassett Petroleum instead of Superior Propane - *Update*
 - *This would require change of tanks, lines, regulators, meters and each individual unit holder to set up a new account with Bassett.*
 - *If we change companies then Superior will not service anything that Bassett installs.*
 - *Bassett has one service technician at this time and for a period last year had none.*
 - *Bassett has one truck and Superior has 4 trucks for delivery.*
 - *meters belong to each unit owner*
 - *Bassett furnace options*
 - *Greg B to continue to look into this further.*
- Propane Belly Heater:
 - Confirm they are working - *update*
 - *Still waiting for confirmation from Greg I, that these were taken care of.*
- 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 in the process of figuring things out.*

- Parking Passes:
 - 2/3 Condo Association needs to approve first - *Update*
 - *We will try and get this done at the AGM or soon after.*

- Jersey Barrier:
 - Measurement to be taken - *Done - 3' x 6' and 3' x 9'*
 - Amount needed - *Done - six(6)*
 - Quotes - *update*
 - *Provided our maintenance budget isn't overdrawn we should be able to get this done this year.*

- Website - *update*
 - *More info being collected.*

Closed:

- JC Plumbing:
 - Furnace & Hot Water Tanks - *Closed*
 - *This only effected Unit 70. This has now been resolved and work has been completed.*

Seasonal On Holds:

Adjournment: 21:30