

Yellowknife Condominium Corporation #6

Board Meeting

November 19, 2015

Agenda

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

In Attendance:

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

Scheduled Call to order 19:00

Called to Order at: _____ by *Canceled couldn't get a meeting date*

Approval Minutes for Month: October

Motion put forward _____, 2nd _____

Changes to Minutes:

- November 1, 2015 added email from Unit 515 Old owner to Emails New in the October Minutes. Original email was sent to Condo Board on October 23, 2015

Finance Report

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

Maintenance Report

New:

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Open:

- Unit 11 Hand Rails, Stairs and Back Deck Pickets - Scheduled for this summer - Still on going - Hand Rails have been completed still on going - Waiting for a completion list from Triton - *Hand Rail was completed however spindles and stairs did not get done*
- Unit 49 sink hole developing in front of garage - No updated on this issue - *Turns out this slipped through the cracks. Will have to get this checked out*
- Unit 521 Propane Heater Pipe Issue - Unit owner was told not to use this - Unit holder said they are not using it & haven't seen any signs that this pipe is still being used will check again when it gets colder - *Greg going to swing by one last time before closing this off*
- Unit 43 concerned about blue siding between the two garages - Still on going but as far as I know we have replaced this a few times & for some reason it still comes off - *There has been more blue siding purchased and we will get this replaced.*
- 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 - *Meho Bunger said that he will continue the grounds keeping as long as we pay him as agreed.*

Closed:

- Unit 77 Upper Deck - Scheduled for this summer - *Waiting for a completion list from Triton*

- Unit 5 Upper and Lower Rear Decks - Scheduled for this summer - Still on going - Waiting for a completion list from Triton
- Unit 24 Upper and Lower Rear Decks - Scheduled for this summer - Still on going - Waiting for a completion list from Triton
- Unit 33 Upper Rear Deck - Scheduled for this summer - Still on going - Waiting for a completion list from Triton
- Unit 68 Upper and Lower Rear Decks - Scheduled for this summer - Still on going - Waiting for a completion list from Triton
- Unit 55 Upper and Lower Rear Decks - Scheduled for this summer - Still on going - Waiting for a completion list from Triton
- Unit 511 Upper and Lower Deck - Scheduled for this summer - still on going - Waiting for a completion list from Triton
- Unit 15 Upper Deck - Scheduled for this summer - still on going - Waiting for a completion list from Triton
- Unit 65 Upper deck developing a soft spot. Would like to be added to the list of deck repairs - *Waiting for a completion list from Triton*
- Unit 515 Upper and Lower deck needs to be done. Selling unit and realtor wants to know when this will be done - *Waiting for a completion list from Triton*
- Unit 501 Upper and Lower deck needs to be done - Waiting for a completion list from Triton
- Unit 503 Upper and Lower deck needs to be done - *Waiting for a completion list from Triton*
- Unit 61 Upper deck(balcony) needs to be done - *Waiting for a completion list from Triton*
- A walk around when it warms up to check on any further decks that require work - Still on going - *Waiting for a completion list from Triton*

Emails

New:

- Unit 43 - Propane Blankets offer of assistance - I see that our propane blanket for Unit #43-45 was purchased and installed. I noticed that a few other tanks are still not covered. Are you organizing another work day to replace these? Give me a call / notice and i will assist. We were out of town for the October wintering tasks
- Unit 511 - Code Violation: Propane Outlet and Sewer Drain - 511 Range Lake Road, Condo Plan unit 6. I had my propane appliances inspected by Basset Petroleum today. I was informed the regulator outlet is too close to the outlet/intake for the wall-mounted propane heater in my basement. This is a code violation. This can be remedied if Superior can install a pipe from the current vent to >6' from the heater exhaust. If not rectified this may result in a small explosion due to the proximity of the regulator vent to my heater exhaust. Also, I was informed by a home inspector the insulation on the sewer drain under my unit is coming off the drain. Both issues should be remedied in a timely manner - *Greg replied saying Thanks Ryan I will have Superior look at the pipe and have Triton remedy the insulation problem*
- Unit 511 - Sewerline Insulation - Evening Ryan, I just received an email from one of our unit owners. He had a home inspection done as he is selling his unit and the sewer line insulation was picked up in the inspection. Quote from the inspection report, "Also, I was informed by a home inspector the insulation on the sewer drain under my unit is coming off the drain." Can we please have the insulation repaired on this unit as soon as possible.
- Unit 24 - Water Dripping from Ceiling - *Dale Crouch wanted to advise you that I have a tenant at 24 Gold City Court that is complaining of water dripping from their ceiling in the bathroom off the master bedroom. This is on the top floor so the ceiling would be the last barrier to the roof space above. Since this happened starting yesterday as the weather warmed up a bit. My guess is that it might be frozen condensation that has thawed and fell back down. I will have a look at it on Sunday and possibly even install a timer on the fan to ensure ventilation keeps running. But since it is the first time this has been reported, I wanted to let you know in case it needs someone to go into the roof space. It is*

not pouring out, it was just a drip at a fairly even rate (as reported by the tenant) enough to catch with a towel or small bucket

- Unit 15 - Street Lights - I have noticed that the street lights around 13,15 and 21 at gold city are out, they need to be looked at asap. There is no lighting on our corner. I also noticed that our website is at least two years behind, who is responsible for updating this website and when will it be updated. - *Yes I noticed this the other day to. But last I checked it was working. I'm not to sure if anyone did anything. I didn't see any other emails about it. I've been out of town for the last little while here. If it's still happening let me know. Either way I will add this to the meeting minutes. As for the website we are the ones that look after it however it has been sort of abandoned we are looking for people who can do this for us. The prices seem to be high so we were hoping to take care of this in house. Either way if I get elected to be on the board again next year I think we need to allocate funds to have our website taken care of via third party. Best to have something then nothing. - Will move to Maintenance*

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 - *This was going back to November of 2014. We did end up taking out Decembers condo Fees, I am awaiting confirmation if this was resolved.*
- 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 - *Awaiting confirmation if this was resolved.*
- 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 503 Wanting to know if her Dad(Bungers) is going to be paid for the ground maintenance - *I haven't heard anything back from Chris on this issue.*
- 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 - *Still on going*
- Unit 515 - Old owner sent email on October 23, 2015 stating that she sold her unit and would like to stop paying the Condo Fee - *I sent her an email November 1, 2015 letting her know that the info was forwarded to Triton, I asked when the new owners take possession she replied October 22, 2015*
- Unit 43 - Dripping from Insulated Conduit - I was under our unit (#43) yesterday and noticed water dripping from the insulated supply conduit. Were you doing some work there earlier in the summer? I think it needs to be checked-out. - Following-up on my previous email about that water leak coming from the water supply / grey water return conduit box under our place, 43 Gold City: was there anything to be concerned about? Have any needed repairs been made? - The leak was from the underside at a plywood seam on the boxed conduit, which supplies water to the units and carries grey water from the units. The leak could have been 1) the water supply line itself (unlikely I think), 2) a leak in a unit water supply line or a grey line pipe, and not necessarily from my unit, but maybe up slope at unit #45, or 3) possibly snow melt flowing along the conduit as there had been quite a lot of snow and when I checked it was a warm day. One way to find out, I think, is to again check the conduit box, open up one of the covers to check inside, and see if there is a build-up of ice inside or further leaks from a unit. I am not a plumber, but this would make sense to me. Better safe than sorry. - From Ryan I checked there was no leak.
- Unit 43 - Propane Blankets offer of assistance - I see that our propane blanket for Unit #43-45 was purchased and installed. I noticed that a few other tanks are still not covered. Are you organizing another work day to replace these? Give me a call / notice and i will assist. We were out of town for the October wintering tasks

Closed:

- Unit 15 Sewage Pipe Replacement - Wanting to know if there is some work being done - Ryan replied saying there is work being done - *In the October Meeting Minutes under Maintenance Closed this was completed.*
- Unit 71 - Flood - Unit had a flood on the main floor bathroom that ended up down stairs. The flood actually took place on September 28, 2015. The cause of the flood was a broken braided stainless steel water flex line that goes to the toilet. Unit holders insurance taking care of the damage done to the unit - *Completed*
- Arctic Energy Alliance - Barb Guay wanted to let everyone in Gold City know about the Energy Efficiency Incentive Program (EEIP) - I have forwarded her email off to everyone that was on my Gold City Estate email list - *Completed*
- Unit 55 - Edgar Kharatyan - Leaking roof who to call, who to fix, who pays - email sent included Triton and Greg, on going - I haven't heard anything back on this issue yet email sent for an update to Edgar - *Still haven't heard anything back going to assume that this is no longer an issue - Completed*
- 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 - Greg was not able to make the last meeting still on going - Greg responded back with the work that was done on this unit. Later in the same email Ryan asked about Condo Fees, Condo Board & Pellet Stove. All of which was answered. The board approved his Pellet Stove install - *Completed*

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 - *There has been no movement on this*
- Propane Blankets - We found out that two blankets were damaged and the other two didn't fit the tanks. I am assuming that the small White/Blue Propane tanks vs the Small Green Propane tanks are slightly different sizes thus what was meant for the small Green got put on the small White/Blue to make things easier we are going to see if we have enough money to order four more 500 Gallons(Small Green Propane Tanks) blankets either through Superior Propane or directly from InsulationSnakes - *Blankets were ordered and have arrived just need to put them on.*
- Garbage Bins - The cost of our Garbage bins are costing us a large enough sum that we looked into purchasing two garbage bins vs renting. Doing the quick numbers on this it looks like the purchase of two garbage bins would pay for itself in 3 years. Our current garbage bins has lasted 20 or so years with a lid replacement of one bin. More needs to be done to determine if we will move forward with this

Closed:

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Seasonal On Holds:

- Eaves Troughing repair and replacement - No schedule as of yet Triton has been in contact with them - Looks like some of these will need to be replaced and some just re-aligned
- Playground needs sand and grass cut. Repairs to equipment as needed. Also check into price of new playground equipment - Andrew raked the playground area. 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 - Haven't heard any outcome on this issue yet. - Triton & Linsey never got a chance to get together this past summer. However Linsey did look up a comparable play structure from BlueImp. Cost of replacement Approximately \$20,000.00. We may be able to get used play structure equipment from downtown daycare.

Adjournment: