

# Yellowknife Condominium Corporation #6

## Board Meeting

Jan 09, 2014

### Agenda

Called to order at: 19:21

End at: 20:50

Scheduled Attendees: Chris MacNaughton, Erwin Sumcad, Andrew Furlong, Greg Irvine, Neil White

Not Present: Chris MacNaughton, Erwin Sumcad

7:00 Scheduled Call to order

7:05 Approval Minutes as read from: September 26, 2013 - *Minutes Approved*

Changes to Minutes: *No changes made*

7:10 Finance Report - Outstanding accounts - *Discussed type of letter to be sent out. Physical copy to be brought to unit. Email to be sent to unit owner. No date as of yet.*

- Outstanding Special Assessment Payments - *Discussed type of letter to be sent out. Physical copy to be brought to unit. Email to be sent to unit owner. No date as of yet.*

7:25 Condo Website/Email - Website Training/Understanding what can stay what can go. Email - Clean up and response - *This is on going and will require more then one board member to look at this.*

7:35 Maintenance Report

- *November 2013*

- *519,521 freeze up main water line that feeds them, we had lines steamed out and we had to replace water circulator pump as it burnt out.*

- *December 2013*

*#39 water line froze up thawed lines and found burst copper pipe had to re pipe the copper feeder line from main line to unit.*

*#43,45 Caused by power outage due to the circ pumps not running for three hours. Both the supply line and the return lines froze on both places. Had the steam truck in to thaw found both units supply and return burst and we had water flooding crawl space. We managed to get water off after searching for valve.*

*Plumbers re piped both the supply and return lines for both units, temperature was – 45 so the process was slow under the units in the crawl space, repairs took 14 hrs. to get water fixed and back on, then we had to insulate new copper lines best we could that day. Both units had problems with shut off valves so we had to share water lines to both unit on one feed as we cannot change valve without shutting down main feed to complex. So this summer we have to shut down water change valve and reconnect unit 45 on its own feed as now we had to share the feed off of 43.*

*This freeze up was major and caused a lot of issues but we got it done it took lots of man power but we took care of it.*

*- January 2014*

*#47*

*Broken sewer line in crawl space and water line freeze up, We heated crawl space got water line and sewer repaired.*

## 7:50 Outstanding Issues & Tasks

- **Propane Blankets** - Blankets Ordered. Belly Heater Needs to be checked come summer to ensure proper operation. Any that are not working will be ordered and installed before next winter.*
- **Website Updating** - Will need to contact Nerds on Site about these updates.*
- **News Letter Updates** - Try to get out more frequent News Letter on the first of each Quarter(Q1 Jan-Mar, Q2 Apr-Jun, Q3 Jul-Sep, Q4 Nov-Dec)*
- **Furnace Replacement Inquiries (Arctic Alliance)** - The board is looking at multiple vendors on both Furnace and Hot Water tanks. Along with rebate forms if applicable.*
- **Crawl Space (heated/unheated/ventilation/study)** - It was brought to the attention of the board that the crawl space under each unit are different from*

*each other. Some warm, some cold, some growing stuff. The board will work with our Property Management Company Triton to find a solution.*

- **Snow removal** - *There was inquires brought forward to the board via email for a scheduled snow removal. As we have no control of the weather this is hard to schedule. Right now we do this as an "As Needed" basis.*
- **Lost Pets (website?)** - *As this is a live animal the board first recommends that you contact CJCD Pet Detective. You can also send the board an email and we will post this on the website.*
- **New Board Members (min/max amount of people)** - *There was an inquiry on how many board members we can have. We can have up to 7 People.*
- **Vehicle Length (trucks to long, sticking out into common road way)** - *This will be posted in the News Letters about courtesy to others.*
- **Propane Outages/Power Outages** - *In the new fiscal year the board will have to work with Superior and other propane carriers to ensure that we don't run out of propane. As for the Power Outages well the whole city would like an answer on that one. In the meantime the board suggest that you can come home to check your unit or send someone who can.*
- **Individual Unit Concerns** - *These are emails that seem to be related to only the owners unit. Most is maintenance and the board is dealing with that on a first come first serve basis.*