

Yellowknife Condominium Corporation #6

Board Meeting

October 29, 2015

Agenda

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

Regrets: Chris MacNaughton, Ryan Sundberg(Triton)

Scheduled Call to order 19:00

Called to Order at: 19:08

Approval Minutes as read from:

Month: September Minutes - Approved

Changes to Minutes:

Finance Report

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

Maintenance Report

New:

- Winter Bundle October 10, 2015- To put on Propane Blanket & plug in Propane Belly Heaters

Open:

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

Closed:

- 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. - *Fence around the garbage bins have been rebuilt & painted. The entire front fence has been repaired. All sections of the fence that were either broken or rotten have been replaced - Completed*

- Shut off valves on supply and return lines to isolate individual units or blocks of units - Still on going - *New shutoff valves have been installed in units 77 and 75. New insulation around supply and return lines has been installed - Completed*
- Unit 49 Water in Crawl Space - *Water has been removed from UNIT 49 crawl space - Completed*
- Check and replace water circulation pumps as required - Still on going - *This was completed*
- Fire Hydrant line flushing - Greg will take care of this one sometime in June - Still on going - *This was completed*
- Sewer line replacement - Still on going - I spoke with Ryan he said all lines should be done by October 16, 2015 - *This was completed. Clean up of pipes that are sitting outside to be done by November*
- Unit 27 Outside Faucet Broken - *The water line to outside faucet of Unit 27 was replaced - Completed*
- Unit 72 Sewer Line Crawl Space Leaking - *The Sewer line to the main under unit 72 section leaked a new 8 inch pipe to city main installed - Completed*
- Unit 71 Upper and Lower Deck - Scheduled for this summer - *Completed*
- Unit 41 - Water Leak in Crawl Space - *Completed*
- New Furnace & Hot Water Tank Exhaust Box - Building boxes for new furnace installs is ongoing. Triton will have unit owners pay for this part - *This was completed. Each unit holder that had this done will get a bill in the mail from Triton.*
- 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 - *Plugged in all Propane Belly Heaters during "Winter Bundle" on October 10, 2015 - Completed*
- Unit 9 - Garage Drywall Damage - Drywall damage done by old roof leak into the garage - *The drywall has been replaced the roof was done 2 years previously - Completed.*

- 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 - *Building boxes for new furnace & Hot water tank installs is done. Triton will have invoice sent out to Unit Holders - Completed*

Emails

New:

- Winter Bundle October 10, 2015- To put on Propane Blanket & plug in Propane Belly Heaters
- Unit 15 Sewage Pipe Replacement - Wanting to know if there is some work being done - *Ryan replied saying there is work being done.*
- 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.
- 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.*
- Unit 515 - Old owner sent email on October 23, 2015 stating that she sold her unit and would like to stop paying the Condo Fees

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 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.*
- 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.*
- Unit 519 - Sale & over paid condo fees - will discuss in September meeting, on going - *This item is in here twice will be removed on next months meeting minutes.*

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.*

- 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. - *Never ended up picking up paint. Will deal with this next year as winter has arrived.*
- Unit 49 - Ryan August meeting inquiry & gravel usage for crawl space under unit - will discus in September meeting, on going - *August meeting never took place had meeting in September instead. Gravel to be used in Crawl space approved by board.*
- Unit 63 wanting to know about windows and propane cost per month - *Greg responded back in July stating that the windows is the unit holders responsibility. He also mentioned that we have not gone a year with the new Furnace and Hot Water tanks to give a cost per month before vs after.*
- 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 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 removal, waiting to hear back from Triton or Greg on what type of paint is needed & colour. - Email sent for type of paint & colour needed - *It was a little to late for painting so the owner will get paint next year*

Website:

Moved to Outstanding Items & Task

Outstanding Items & Task:

New:

- 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

- 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

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 gong 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*
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Closed:

- Locks - Chris M got some new lock and keys. This will be handed out to the board and Triton next meeting - *Done Ryan Sundberg did this.*
- Reimbursements Unit 507- Chris MacNaughton brought forward receipts for; Propane Blanket Dump/Condo Clean up garbage, New Propane Blankets and paint - *This was completed*

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: 20:30