

Yellowknife Condominium Corporation #6

Board Meeting

July 23, 2015

Agenda

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

Regrets:

Scheduled Call to order 19:00

Called to Order at:

Approval Minutes as read from:

Month: June Minutes

Changes to Minutes:

Finance Report

- Account Receivable -
- Insurance Claims -
- Reserve Fund -
- Maintenance Estimates -
- Loans -
- Note -

Maintenance Report

New:

- Unit 65 Upper deck developing a soft spot. Would like to be added to the list of deck repairs

- Unit 515 Upper and Lower deck needs to be done. Selling unit and realtor wants to know when this will be done
- Unit 501 Upper and Lower deck needs to be done
- Unit 503 Upper and Lower deck needs to be done
- Unit 49 sink hole developing in front of garage
- 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
- Unit 61 Upper deck(balcony) needs to be done
- Unit 43 concerned about blue siding between the two garages

Open:

- Unit 77 Upper Deck - *Scheduled for this summer*
- Unit 71 Upper and Lower Deck - *Scheduled for this summer*
- Unit 11 Hand Rails, Stairs and Back Deck Pickets - Scheduled for this summer - *Still on going*
- Unit 5 Upper and Lower Rear Decks - Scheduled for this summer - *Still on going*
- Unit 24 Upper and Lower Rear Decks - Scheduled for this summer - Still on going
- Unit 33 Upper Rear Deck - Scheduled for this summer - *Still on going*
- Unit 68 Upper and Lower Rear Decks - Scheduled for this summer - *Still on going*
- Unit 55 Upper and Lower Rear Decks - Scheduled for this summer - *Still on going*
- Unit 511 Upper and Lower Deck - Scheduled for this summer - *still on going*

- Unit 15 Upper Deck - Scheduled for this summer - *still on going*
- Unit 521 Propane Heater Pipe Issue - *Unit owner was told not to use this*
- A walk around when it warms up to check on any further decks that require work - *Still on going*
- Shut off valves on supply and return lines to isolate individual units or blocks of units - *Still on going*
- Check and replace water circulation pumps as required - *Still on going*
- Fire Hydrant line flushing - *Greg will take care of this one sometime in June*
- 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.*
- Complete more of the sewer line replacement - *Still on going*
- Eaves Troughing repair and replacement - *No schedule as of yet Triton has been in contact with them*
- Playground needs sand and grass cut. Repairs to equipment as needed. Also check into price of new playground equipment - *Andrew raked the playground are. 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*
- 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:

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Emails

New:

- Unit 65 Upper deck developing a soft spot. Would like to be added to the list of deck repairs - added to New item under maintenance
- Unit 63 wanting to know about windows and propane cost per month
- Unit 501 Upper and Lower deck needs to be done - added to New item under maintenance
- Unit 515 Upper and Lower deck needs to be done. Selling unit and realtor wants to know when this will be done - added to New item under maintenance
- Unit 503 Upper and Lower deck needs to be done - added to New item under maintenance
- Unit 503 Wanting to know if her Dad(Bungers) is going to be paid for the ground maintenance
- Unit 49 sink hole developing in front of garage - added to New item under maintenance
- 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 - added to New item under maintenance
- Unit 61 Upper deck(balcony) needs to be done - added to New item under maintenance
- Unit 511 selling unit want to know if there is a stop preauthorized payment sheet that needs to be signed.
- Unit 43 concerned about blue siding between the two garages - added to New item under maintenance

Open:

- Unit 72 wanting to know about paint - Chris M to pick up some paint - *Paint was delivered but was given to Unit 43 instead.*
- 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.*
- 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*
- 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*
- Unit 17 Condo Fees same sort of deal as Unit 519 somehow roped into that email instead of a separate email - *Still on going*
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Closed:

- Unit 43 wanting to know about paint - Chris M to pick up some paint - *Originally delivered to Unit 72 but then given it to Unit 43 Done*
- Unit 22 wanting to know about paint - Chris M to pick up some paint - *Done*
- Unit 77 wanting to know about paint - Chris M to pick up some paint - *Done*

- Unit 37 Water pips, OTR - Email sent letting Unit owner know that the water pipe project is on hold for now. OTR project that Unit owner wanting to get done by contractor has been approved - *Done*

Website:

Moved to Outstanding Items & Task

Outstanding Items & Task:

New:

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Open:

- Locks - *Chris M got some new lock and keys. This will be handed out to the board and Triton next meeting*
- 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*
- Reimbursements - *Chris MacNaughton brought forward receipts for; Propane Blanket Dump/Condo Clean up garbage, New Propane Blankets and paint for the total amount of ?*

Closed:

- AGM - *Done as per schedule of May 28, 2015 at 19:00*
- Appointed or elected board member positions - Looks like we have all volunteered for the same positions as last year;
 - Chris MacNaughton for President - 1st Andrew Furlong, 2nd Greg Irvine
 - Andrew Furlong for Treasurer - 1st Greg Irvine, 2nd Neil White
 - Greg Irvine for Maintenance - 1st Neil White, 2nd Colin Charlton
 - Neil White for Secretary - 1st Colin Charlton, 2nd Chris MacNaughton
 - Colin Charlton for Director - 1st Chris MacNaughton, 2nd Neil White
- The remainder of the board was not able to make the June Meeting so they were appointed to the role of Director
 - Linsey Hope
 - Erin Sawatzky
 - Ryan Sawatzky
 - The above is done
- Email Contacts not up to date - Linsey to look into and get back to Neil with info - *Done*

Seasonal On Holds:

- 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*

Adjournment: