

# Yellowknife Condominium Corporation #6

## Board Meeting

September 25, 2014

### Agenda

Scheduled Attendees: Chris MacNaughton, Erwin Sumcad, Andrew Furlong, Greg Irvine, Neil White, Gregory Brown, Lindsey Hope, Erin & Ryan Sawatzky Ryan Sunberg(Triton)

Regrets: *Erwin Sumcad, Chris MacNaughton & Ryan Sunberg(Triton)*

Scheduled Call to order 19:00

Called to Order at: *19:15*

Approval Minutes as read from:

Month: *August*

1st: *Greg I*

2nd: *Andrew F*

Changes to Minutes: *No*

### Finance Report:

Account Receivable - *\$37,700 still outstanding down from \$39,000.*

Insurance Claims - *\$4935 this is the deductible from the issue of unit 69.*

Reserve Fund - *\$250,000 is the total operating fund*

Maintenance Estimates - *\$15,000*

Loans - *\$0.00*

### Maintenance Report:

- *Unit 5 Back stairs need to be done. This is a safety hazard as one of the stairs has collapsed.*
- *Unit 11 Hand Rails in the front and top balcony rails need to be secured as they are loose. Safety concern for the children.*

- Unit 24 Top Balcony & bottom deck needs to be replaced. Spongy in spots.
- Unit 33 Top Balcony needs to be replaced.
- Unit 68 Top Balcony & bottom deck needs to be replaced.

**Emails:**

- Garbage Bin Fence - Fence fell over due to rotten support beam. Fence has been removed. Plan is to replace it before winter if not then this item will be moved to “seasonal on holds”.
- Garbage Bin tires - Tires were left between the garbage bins which is not the correct way to dispose of used old tires. These tires have now been removed and disposed of.
- Unit 70 Furnace Exhaust Vent issue - CMS is to be looking into this for this unit.
- Unit 521 Propane Heater Pipe Issue - Greg I went to to check this out turns out that the pipe is removed and blocked off from the inside. In other words they are not using it just looks a little unsightly from the outside.
- Unit 51 Robert Fitzgerald Sold unit, Condo Fees to stop out of his account, New owners Condo Fees to come out, new owner email address - Email from Robert F has been forwarded to our Property Manager Triton. Andrew F to follow up with Triton to make sure the transition is seamless.
- Unit 26 Would like grass cut in park area, would like white paint - This has been completed however we were a little to late in delivering the white paint looks like own has bought there own and painted their own Top Balcony and Bottom Deck.
- Unit 37 Rosaly is looking for Pellet Stove Approval - This has been approved by the board. Andrew F and Greg I second it. Email has been sent out to let them know.
- Unit 5 Jamie needs deck and stair replaced safety concern - Greg I will follow up with Triton to see if this can be done before the snow shows up. This is under the maintenance report which is in order of completion. On a side note the gate at the bottom of the stairs can not be locked. It can be closed but not locked.
- Unit 68 Greg B needs deck replaced - This is under the maintenance report which is in order of completion.
- 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 71 estoppel certificate - This has be issued Greg I will follow up with Triton and sign what needs to be signed.

### Website:

- *Erin S says this will cost the condo corporation approximately \$1500.00 to \$2000.00 plus hosting fees. She needs to know a few more details on how we would like the website to look like.*
- *Andrew F also said he knows someone who can possibly do this for us he will look into the cost.*
- *Meanwhile a draft of what we want to see on the website will be passed around internally via email.*

### Outstanding Items & Task:

- Propane Belly Heater
  - Check to make sure they are working
  - Needs to be done before end of October
  - *Greg I will follow up with Triton to get these done in October.*
- Furnace Replacement Inquiries & Updates
  - Either CMS or JC Plumbing to install approved units
  - Need full documentation on units from each company
  - Need quotes for installation per unit
  - *CMS is willing to do the work for us. The earliest they can start work for those who want the NTI solution would be December. CMS would like to check further with the city for building code and inspection especially for the inner units.*
  - *For now JC Plumbing is not to do any work for us more details in "New Items"*
- Parking Passes
  - 2/3 Condo Association needs to approve first
  - Format Approval
  - *Looks like we are going to try and get this completed. Neil W to write up a rough draft with the by-law amendment pass it around via email internally until we get a final format at which time Lindsey H will go door to door to get the 2/3 condo signatures needed.*
- Playground
  - Sand needs to be added and or mixed up to make soft again
  - Grass needs to be cut

- Grass has been cut, sand has been added but it seems we need a little more. Greg I to follow up with Triton to get this resolved.

#### - Propane Tank

- Propane Tanks that are left to be replaced are between units 53&55 - This item has been moved to "Seasonal On Hold". Will do this in the summer.

- Propane Blankets between units 69&71, 21&23, 29&31 needs to be removed and put away - When the Propane Belly Heaters get checked blankets will go back on. So this item is pretty much nil.

#### - Jersey Barrier

- Measurement to be taken

- Amount needed

- Quotes

- For the Jersey barriers that are about 4 feet tall and range from 6 feet to 9 feet long will cost approximately \$50.00 per foot. For the Jersey barriers that are 2.5 feet tall and are 6 feet long will cost \$200.00 each. We are looking at getting a total of 6 jersey barriers. Two 4' x 9' for the mail box area and four 2.5' x 6' for the other locations. Will will move what we got around. Will pass this info off to Triton as they may be able to get a better deal.

- The above is all from CR Enterprises LTD 164 Enterprise Drive 867-669-0219.

- Other options are Det'on Cho Nahanni Construction 100 Nahanni Drive 867-873-2975 and Proform Concrete Services LTD 116 Curry Drive 867-920-2500.

#### Seasonal On Holds:

- Eves Troughs: Repairs put on hold until summer.

- Propane Tank between unit 53 & 55 need to be replaced. Put on hold until summer.

#### New Items & Tasks:

#### - JC Plumbing

- There as been some unprofessional salesmanship between JC Plumbing and Unit Holders. Our President Chris MacNaughton will send out a letter stating our concerns and we hope to resolve any issues in the future.

- Bassett Petroleum

- *Looking at getting service from Bassett Petroleum instead of Superior Propane.*
- *We are looking at the following; Group pricing for Hazmat fee and Transportation fee, tank replacement and buy out with fuel, ownership of tanks, maintenance schedule, maintenance(home owners), fuel delivery schedule, propane group pricing, cost of changing companies.*
- *At the same time Superior Propane would like to keep us as a customer so we would need to give them the same opportunity for propane group pricing(instead of individual pricing), group pricing for Hazmat and Transportation fee, maintenance(home owners) reduced pricing(as we are already their customers)*
- *Greg B to follow up with this.*

Adjournment

- 20:30