

Yellowknife Condominium Corporation #6

Board Meeting

November 27, 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:

Scheduled Call to order 19:30

Called to Order at:

Approval Minutes as read from:

Month:

1st:

2nd:

Changes to Minutes:

Finance Report:

Account Receivable -

Insurance Claims -

Reserve Fund -

Maintenance Estimates -

Loans -

Maintenance Report:

New:

Open:

- Unit 5 Back stairs need to be done. *This is a safety hazard as one of the stairs has collapsed. 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 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.

Closed:

- 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.

Emails:

New:

- Unit 26 Moving - Would like to make sure that the December Condo Fees do not come out of current Unit holders account. - *Triton to confirm*
- Unit 25 Condo Fees - Has set up time table with Triton to pay off outstanding condo fees and has filled out a Direct Payment Authorization Form - *Triton to confirm*
- Unit 17 Condo Fees - Same sort of deal as Unit 519 somehow roped into that email instead of a separate email. - *Triton and Andrew to look into this*

Open:

- Unit 70 Furnace Exhaust Vent issue - CMS is to be looking into this for this unit. - *Looks like it won't be CMS back to JC Plumbing.*

- 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.*

Closed:

- 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. - *According to the last email this has been taken care of.*
- 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.*

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:

New:

- 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.

- JC Plumbing:

- Furnace & Hot Water Tanks - *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.*

Open:

- Propane Belly Heater:

- Confirm they are working - *Greg I to follow up with Triton to get these looked at.*

- Furnace Replacement Inquiries:

- 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.

- Parking Passes:

- 2/3 Condo Association needs to approve first
Looks like we are gong 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.

- Jersey Barrier:

- Measurement to be taken - *Done - 3' x 6' and 3' x 9'*
- Amount needed - *Done - six(6)*
- Quotes - *All Jersey Barriers are approximately \$50.00 per foot. Two 3' x 9' for the mail box area and four 3' 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.*
Need to get an official quote in writing

Closed:

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.
- 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".
- Playground: Sand needs to be added and mixed up to make soft again. Grass will need to be cut.

Adjournment: