

YELLOWKNIFE CONDOMINIUM CORPORATION #6

Minutes of Board Meeting

March 17, 2009

1. Call to Order

Meeting called to order at 7:10 PM

Present: Elizabetha Alaga Steve Bedingfield Ron Bujold Carolina Fleury
 Robert Galipeau Greg Irvine Tracey Robertson

Absent: Peter Buell

2. Approval of the Agenda

Items were added to agenda under New Business including:

 Snow removal
 Stipend for Peter Buell
 Spring Survey
 Letter to owners and tenants
 Propane equalization

Moved by Tracey Robertson, seconded by Ron Bujold

3. Approval of Minutes

Minutes of the February 5, 2009 meeting approved as presented.

Moved by Steve Bedingfield, seconded by Tracey Robertson

4. Follow-up Items

a. Unit 73

No update at this time.

Bob plans to meet with Mackenzie Management to determine the amount owing and determine a payment plan. There will be a need to update loans as the debt grows.

b. Thank you card for Cathie Harper

Bob brought a card which was signed by members of the board and will be delivered to Cathie Harper.

c. Changes to Signing Authority

There have been changes to banking requirements when a new board is elected. At that time the president is required to submit a letter indicating which board members have been elected and have signing authority and which board members do not have signing authority.

A copy of the AGM minutes should also be presented. All members with signing authority are then required to go to the bank and provide signatures.

Bob, Tracey and Steve have all gone into the bank for new signatures.

Action: Tracey to check with bank to ensure that the representative from Mackenzie Management has completed.

d. Submitting Board Changes to Legal Registries

Tracey contacted the legal registries office who indicated that there is no requirement for boards to submit personnel changes to their office.

e. Information on Street Lights

Steve is in the process of obtaining more detailed information on street lights.

Greg also volunteered to do research on street lights.

There may be a grant available through the Arctic Energy Alliance for more efficient street lights.

Will also need to look at the cost of maintaining lights.

Board will do research now and based on information will look to repair or replace in the fall.

5. Presidents Report

i. Bob reviewed the To Do List from the previous meeting, reduced redundancies and re-organized according to seasons. Steve requested that the list be further organized into financial, maintenance and general information.

Action: Bob to e-mail list to Tracey. Tracey to reorganize list and add responsibility and time lines to the information.

ii. Bob brought a copy of the welcome package for new tenants that is in need of revision.

Action: Bob to e-mail Tracey the welcome package. Tracey will review and make changes.

iii. Spring Survey needs to be completed

**Action: Bob will send a copy of the spring survey to the board.
Board to review and provide feedback to Bob.**

iv. Letters to the Royal Bank notifying them of Board changes submitted.

v. Letter to owners needs to be completed and sent out.

Action: Bob to send draft of letter to Board, make changes and have letter out by end of March.

6. Treasurers Report

i. Steve met with Mackenzie Management. Previous stipends were removed and new stipends were implemented. Stipends removed for Tracey, Steve and Bob. 50% stipend for all other board members.

ii. Noted that the notice of fee increases needs to go out within the next two weeks. Bob indicated that he will include that in the letter to owners that he is working on.

iii. It was noted that Jim Weller has transferred Property Management to a new Agent.

Action: Carolyn to forward name of new Property Manager.

iv. \$300 Maintenance Invoice approved at meeting. Payment to Meho Bungar.

7. Maintenance Report

i. No issues reported to Greg this month.

ii. Bob will get the maintenance phone from Steve.

iii. Concern noted with respect to heaters under Unit 72.

Action: Ron will check and follow up with Greg.

8. New Business

i. Pellet/Propane Furnaces

Board participated in a discussion with regards to the use of pellet stoves and propane furnaces. Currently they do not meet with CSA approval. However, this is scheduled to change in June 2009. Any changes to the structure requires board approval.

Action: Ron will get information on propane furnaces for the board to review.

Action: Ron will collect information on propane water heaters.

Action: Greg will collect information on pellet furnaces for the board to review.

ii. Noise Complaint-Unit 63

Carolyn drafted a letter to Unit 63 regarding several noise complaints which was reviewed.

Action: Carolyn to e-mail Bob letter. Bob will review, make changes and forward to owner.

iii. Snow Removal

Suggestion was made to schedule snow removal for the second week in April before companies become too busy.

Action: Greg to contact ACE Enterprises re: snow removal (including piles)

iv. Peter Buell

It was noted that Peter continues to be assisting with Treasurer duties. At AGM he indicated that he would continue on the board until his unit was sold. Therefore he needs 100% stipend for March and 50% stipend as of April 1, 2009.

Action: Steve to make changes to allow for stipend.

v. Spring Survey

Spring Survey to go out at the beginning of April.

vi. Propane Equalization

This needs to be completed for the last week of April.

Also need to determine if fee is enough.

9. Board Travel

April 18 - 25, Steve Bedingfield

April 23 – May 5, Tracey Robertson

10. Next Meeting

Tuesday April 14, 2009 at 7:00 PM.

Unit 29 (Tracey Robertson)

11. Adjournment

Meeting adjourned at 8:40 PM.

Moved by Ron Bujold, seconded by Lynn Bedingfield.