

YELLOWKNIFE CONDOMINIUM CORPORATION #6

Minutes of Board Meeting

May 26, 2009

1. Call to Order

Meeting called to order at 7:00 PM

Present: Elizabetha Alaga Stephen Bedingfield Ron Bujold Carolina Fleury
 Robert Galipeau Tracey Robertson

Absent: Greg Irvine

2. Approval of the Agenda

The following items were added to the agenda under new business

- xii. Fencing with no approval
- xiii. Floor Plan

Moved by Bob Galipeau, seconded by Ron Bujold

3. Approval of Minutes

Minutes of the April 14, 2009 were approved as presented.

Moved by Steve Bedingfield, seconded by Ron Bujold

4. Follow-up Items

a. Information to New Owners

Tracey has been working on a quick reference for owners based on the information package. Lynn suggested adding references to the original document.
Also discussed bringing together a small group to work on the original document.

Action: Tracey to complete draft of short form and e-mail to board for comments.

Action: Tracey, Bob and Ron to work on revision of original document.

Action: Tracey to contact local businesses to see if they still have an agreement with Gold City re: discounts including Home Hardware and the CO-OP.

b. Interest Rate

Currently no interest is charged by Mackenzie Management.
Bob indicated that our new payment policy, approved our 2009 AGM indicates 18% interest to be charged.

Action: Steve will draft a letter to owners stating that, effective July 1, Mackenzie Management will be charging interest to any outstanding accounts then Tracey will send to owners.

c. Propane Reading

There are six outstanding units that require a propane reading. Mackenzie Management has the propane reconciliations completed and they are waiting on these final letters before sending them out to owners.

Action: Bob to complete propane readings and forward to Mackenzie Management.

d. ACE Enterprises

Street sweeping to be completed on May 28. Greg asked that someone notify ACE regarding where to dump the gravel.

Action: Bob to contact ACE and ask if they will keep the gravel and apply it to next years account.

5. Presidents Report

i. Floor Plan

Bob asked if anyone has a copy of their floor plan as Unit 72 has requested one.

ACTION: Carolina will scan floor plan and send it to Bob.

ii. Paint

Need to let Unit Owners know that paint is available so they can paint their stairs and decks.

Action: To be included in the Spring Newsletter.

iii. Fireline

There was a small leak in the fire line under Unit 5. This has been patched by NDS.

6. Treasurers Report

i. Balance sheet as of April 30, 2009 was reviewed.

ii. Steve has a list for propane reconciliation and Mackenzie Management has drafted a letter.

iii. Propane

Information from Dave McCann reviewed re: changing to individual meters. It would cost \$750 to set up accounts and change out the meters. However, we could use the current value in the tanks to apply against this with no cost to owners. This process could start in Mid July and be done by September. Four units would be completed at a time.

Board discussed how best to share this information with owners. As there is no policy or by-law regarding board reconciliation it was felt that the board could approve this change in principal.

Action: Bob and Steve will draft a letter to owners regarding above.

Action: A meeting will be booked to discuss above with owners. Tentative date June 11 @ 7:30 at the Calvary Church (Tracey to book).

7. Maintenance Report

No maintenance report on this date as Greg was away.

8. New Business

i. Unit Keys

Currently Bob is responsible for all of the Unit Keys. Several alternative options were discussed:
Fire Department Lock Box- they have lock boxes but do not share the key.

Master Key- There are now too many types of locks on units to make this feasible.

Gun Safe bolted to a concrete floor in the complex

Accessing Arctic Alarm or Secure Check who have 24/7 coverage.

Action: Carolina to contact Arctic Alarm to get an estimate regarding above.

ii. Fireline

A patch has been placed on the fire line but this will need to be inspected.

iii. Spring Clean-up and Garage Sale

Spring clean-up has been booked for Saturday June 6 at 10 AM.

Garage Sale date has been booked for Saturday June 12.

Elizabeta noted that her dad will be away June and July. She volunteered to continue to provide maintenance.

Action: Tracey / Carolina to notify owners of dates.

Action: Tracey to list garage sale notice in newspaper.

Action: Tracey to bring sign-up sheet.

iv. Transfer Superior Propane to Individual Accounts

Discussed in Treasurer's Report

v. Propane Reading and Key Check

Discussed under follow-up items (4c).

vi. Newsletter

Carolina brought a draft of the newsletter to the meeting. Comments and suggestions were made.

Action: Carolina to forward final draft to Tracey for distribution.

vii. Property Inspection

The plan is to complete inspections of attics, crawl spaces and general maintenance inspections.

Board discussed partnering with Mackenzie Management as inspections of attics and crawl spaces will require the help of people with knowledge and experience.

Board discussed that these inspections not be completed at the same time.

Re: Unit maintenance, the suggestion was to refer to the previous spring survey to address outstanding concerns first.

viii. No Parking Signs

Lynn volunteered to re-paint the no parking zones.

We will also require some No parking signs as some areas are no longer clearly marked.

ix. Pellet Stoves

Discussion deferred.

x. Roofing

General discussion regarding replacing roofs.

Will first need to approach companies for estimates on roofing.

Bob indicated he will contact to Greg to see if he has any contacts.

xi. Paving

Question from Unit 515 asking when area in front of her Unit will be paved. Board could not commit to a date at this time but indicated it will be completed at the same time as the manhole is repaired.

xii. Fencing with no approval

The board has received complaints regarding Unit 5. They have put up a fence (and maybe a satellite dish) that are against board policy. During summer property inspections, this will be addressed.

xiii. Floor Plan

Addressed under President's Report.

9. Board Travel

N/A

10. Next Meeting

Tuesday June 9, 2009 at 7:00 PM.

Unit 43 (Lynn and Steve Bedingfield)

11. Adjournment

Meeting adjourned at 9:40 PM.

Moved by Steve Bedingfield, seconded by Ron Bujold