

## YELLOWKNIFE CONDOMINIUM CORPORATION #6

### Minutes of Board Meeting

June 9, 2009

---

#### 1. Call to Order

Meeting called to order at 7:10 PM

Present: Stephen Bedingfield      Lynn Bedingfield      Tracey Robertson  
          Robert Galipeau            Greg Irvine

Absent:    Elizabeta Alaga            Ron Bujold            Carolina Fleury

#### 2. Approval of the Agenda

The following items were added to the agenda under new business

v.      inspections

Motion to approve agenda as modified ***Moved by Greg Irvine, seconded by Tracey Robertson***

#### 3. Approval of Minutes

Minutes of the May 26, 2009 were approved with the following changes.

i. Garage sale date be changed to June 13, 2009

ii. All text with MM be changed to Mackenzie Management

iii. Robert Galipeau is spelled with one "l"

***Moved by Steve Bedingfield, seconded by Tracey Robertson***

#### 4. Follow-up Items

##### a. Propane Reconciliation

All readings have now been completed and Bob will forward the final two readings to Mackenzie Management.

Mackenzie Management has drafted a letter regarding propane reconciliation which Steve has reviewed. He indicated the statements are much improved over last years with regards to clarity.

##### b. Spring Clean-up

Much was accomplished at the spring clean up. However some owner stated that they did not receive notice of the clean up. One owner sent an e-mail that he did not receive enough notice to participate.

Suggestion made- for key messages, notices continue to be delivered door to door. The board will try to give more advance notice of events requiring owner participation.

c. Unit Keys

Deferred.

d. Information update (for new owners)

- nothing to report on this item at this time.

e. Condo Owners Meeting (regarding changing propane to individual accounts)

Steven brought a pricing quotation from superior propane that was the same as originally quoted.

Depending on how much residual fuel is in the tanks, owners may have to pay up to \$200/unit.

This action has previously been approved by the board in principal.

**Motion: Steve moves to confirm previous approval in principal to switch propane to individual accounts and accept the \$750 quote provided by superior propane. Motion seconded by Bob Galipeau. All present board members were in favour of the motion.**

**(Quote included in documentation for this meeting)**

**Action: Tracey to confirm booking at Church of Christ for June 18 at 7:30 PM at the Church of Christ.**

**Action: Steve to draft letter to owners inviting them to a meeting to discuss above.**

**Action: Steve, Lynn and Tracey to deliver notices door to door.**

**Action: Tracey to also e-mail notices.**

## 5. Presidents Report

i. Clean up

The spring clean up was successful. Items completed included:

- removal and storage of propane blankets
- stakes driven back in at the playground.
- sand turned over in playground.
- gravel swept
- garbage picked up.

ii. Unit 72

Is requesting a floor plan to assist in planning renovations. He was reminded that any interior (or exterior) structural changes require approval by the board. He is also looking to replace his garage door and his outside door.

**Action: Tracey to check for floor plan.**

iii. Unit 22

Kate requested that her name be added to spring clean up as she assisted with clean up of Neil White's unit and had been out cleaning prior to other owners.

She noted that she requires replacement of some steps and decking.

Asked that she provided with information as to when the mold in her closets will be addressed.

iv. Unit 71

Kristen Berg is potentially looking to buy Unit 71 and is looking for a condo plan and a copy of the latest capital reserve study.

v. Unit 75

Unit 75 obtained water damage due to a leak in their neighbours water tank. As there was no shut off in their unit for the water, they are looking for condo board to cover. Informed that this should be under the insurance coverage of the person with the leaky water tank.

vii. Maintenance

Steve asked that information from owners package regarding furnace and water tank maintenance be available for the fall.

viii. Steve asked that reserve fund study be added to the next agenda.

**6. Treasurers Report**

i. Propane Reconciliation

Covered under Follow up items

ii. Financial Statements

Not provided at this meeting. Bob stated that they need to be made available for each meeting. Action: Steve to obtain financial statements from Mackenzie Management and make them available to the board.

iii. Interest Reinstatement

Notice of reinstatement of interest e-mailed to all owners. A copy will also be placed on the back of the meeting notice for owners regarding changing propane accounts.

iv. Lynn and Elizabeth submitted receipts for flowers. Tracey to submit receipt for paint.

**7. Maintenance Report**

i. Street Lights

Greg has requested information regarding lights but has not received any yet. Steve indicated he had also asked someone for information and had not yet received it.

ii. Pellet Stoves and Pellet Furnaces

They cannot be the primary heating source- they require a secondary heating unit. There is no problem or concerns with using pellet stoves. For insurance require the installation report. They are 80% efficient. Full installation of a stove that uses 48 000 BTU's is between \$3000 – \$5000.

## 8. New Business

### i. Spring Clean up

Board members were disappointed by the poor turnout for the spring clean up. Noted that the \$50 penalty is insignificant. Time that individuals spent participating was also quite variable.

Possible changes for fall clean up include:

- increasing penalty if owners don't participate in clean up.
- having a minimum time commitment stated.
- Look at designating a cleanup coordinator.

Item will be table until the fall.

### ii. Painting Stairs and Steps

Owners were given notice in spring newsletter that they need to paint their steps and stairs. Tracey has purchased more white paint. If owners don't, board can hire and invoice the cost back to owners. However, need to give owners notice in advance.

### iii. Roofing

Need to try to get quotes for roof repairs. May need to divide the work across more than one year. Once information is in, we can discuss how to finance it.

**Action: Greg to contact local contractors for quotes.**

### iv. E-mails

The majority were covered under President's report.

One owner requested more advance notice for meetings and maintenance.

### v. Inspections

Need to do inspections of decks and stairs, crawl spaces and attics. Recognize that these need to be completed by people with experience in the area. Discussed asking Steve (previous maintenance contact) if he can assist.

**Action: Bob will ask friend if he can assist re: crawl spaces.**

## 9. Board Travel

Tracey July 3 – 13

Steve July 12 – August 19

## 10. Next Meeting

Tuesday July 14, 2009 at 7:00 PM.

Unit 43 (Lynn and Steve Bedingfield)

## 11. Adjournment

Meeting adjourned at 8:50 PM.

**Moved by Tracey Robertson, seconded by Lynn Bedingfield**