

YELLOWKNIFE CONDOMINIUM CORPORATION #6

Minutes of Board Meeting

July 14, 2009

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**1. Call to Order**

Meeting called to order at 7:05 PM

Present: Lynn Bedingfield      Greg Irvine      Ron Bujold  
          Robert Galipeau      Tracey Robertson      Carolina Fleury

Regrets: Stephen Bedingfield      Elizabeta Alaga

**2. Approval of the Agenda**

Agenda was approved with no revisions.

Motion to approve agenda      ***Moved by Bob Galipeau, seconded by Lynn Bedingfield***

**3. Approval of Minutes**

Minutes of the June 9, 2009 were approved with no revisions.

***Moved by Greg Irvine, seconded by Tracey Robertson***

**4. Follow-up Items**

a. Unit Keys

Bob noted that some Unit Owners have been turning keys in to Mackenzie Management. Bob will reorganize keys and send an e-mail to owners who have not yet turned in keys.

Carolina spoke with Arctic Alarm. They indicated that they do not want the keys stored in their office. They suggest a lock box in the shed that has an alarm on it. They also indicated that they could put an alarm on the pumps that would signal difficulties. They indicated that the rental fee would be approximately \$2 per owner per month. The installation charge was not specified.

**Action: Carolina to contact Arctic Alarm to come in and take a look at possible locations and see what they recommend and provide an estimate including installation charges.**

**Action: Bob will ask Jean if she still has a project plan for the condominium.**

b. Information Update

Tracey has completed a draft of the full information package as well as the quick reference and has e-mailed it to the board for feedback.

Bob noted that the document must include a disclaimer indicating that the By-Laws are the definitive document and must be referred to.

**Action: Board members will forward all comments to Tracey who will provide a new draft for the next meeting.**

**5. Presidents Report (Reported by Bob Galipeau)**

i. Maintenance Concerns

Several concerns were identified over the last month including:

- Unit 22- concrete flower box moved by snowplough and needs to be moved back.
- Unit 22- Has mold in the closet.
- Jeff Mackie's Unit- sewage smell
- Unit 24- Gap between door frame and wall.
- Unit 19- Stairs and drain pipe
- Unit 43- Hole in asphalt
- Nadji's unit- deck repair

ii. Insurance Company

Unit 75 had a water break that impacted on Unit 77. Leak needs to be clarified to determine responsibility. If hot water tank, is unit owners' responsibility. If water pipes, condominium corporation may be responsible.

**Action: Bob to contact Mark Chang (Insurance Adjustor) to learn specifics of claim.**

iii. Decision Paper

Board supported the decision paper that was signed regarding Pre-Authorization Payments and reasonable increases.

iv. Painting

It was noted that several units have still not painted stairs.

**Action: Bob will contact Unit Owners reminding them to paint stair and reminding them that if it is not completed the board will hire someone and the owners will be billed back.**

**6. Treasurers Report (Reported by Lynn Bedingfield)**

i. Financial Statements

Statements were provided and reviewed. It was noted that several propane reconciliations have been completed.

**7. Maintenance Report (Reported by Greg Irvine)**

i. Street Lights

Greg has contacted Jim from the City of Yellowknife as well as Northlands. Greg is looking into 16 footers with Acorn Heads.

ii. Paving

Greg has contacted NWT Construction. He has requested a quote for paving the hole in front of Unit 43, the man hole and paving sections 505 – 521.

iii. Roofing

Greg contacted UNICO, SOLO and XL Roofing

There was no response from UNICO

SOLO will only provide a quote for \$250

XL Roofing quote is 491 867.88 (8375 per Unit). They would prefer to complete the entire complex at once. They estimate 2 months to complete the job and would require a 50 % down payment.

**Action: Bob will contact Mackenzie Management to see what we can take from Reserve Fund.**

**Action: Greg will contact XL Roofing to see if they would consider splitting the job and what the cost would be then.**

**Action: Greg will contact SOLO and ask them to complete a quote.**

iv. Stairs

**Action: Greg and Bob will visit Units on Thursday afternoon to determine which Units are the priority for repair.**

**Action: Greg to contact local contractors to see who is available to complete repairs.**

**8. New Business**

i. Comments and Questions for Owners

Addressed under Presidents report

ii. Roofing/Maintenance Concerns

Addressed under maintenance report.

iii. Reserve Fund Study

Deferred until Stephen is back.

iv. Propane Transfer Forms

**Action: Tracey to send e-mail to owners asking them to complete forms as soon as possible.**

**9. Board Travel**

Bob: August 17 – September 4

Carolina: August 6 - September 10

Tracey: August 17 – August 30

Greg: is away most of the summer

Ron: Next week until August 10

**10. Next Meeting**

Tuesday August 11, 2009 at 7:00 PM.

Unit 29 (Tracey Robertson)

**11. Adjournment**

Meeting adjourned at 9:00 PM.

*Moved by Ron Bujold, seconded by Lynn Bedingfield*