

YELLOWKNIFE CONDOMINIUM CORPORATION #6

Minutes of Board Meeting

August 11, 2009

1. Call to Order

Meeting called to order at 7:20 PM

Present: Elizabetha Alaga Lynn Bedingfield Greg Irvine
 Robert Galipeau Tracey Robertson
Regrets: Stephen Bedingfield Ron Bujold Carolina Fleury

2. Approval of the Agenda

Agenda was approved- Bob asked that Unit's 24, 35 and 55 be added under new business.
Motion to approve agenda **Moved by Bob Galipeau, seconded by Tracey Robertson**

3. Approval of Minutes

Minutes of the July 14, 2009 were approved with no revisions.
Moved by Lynn Bedingfield, seconded by Greg Irvine

4. Follow-up Items

- a. Unit Keys
Discussion deferred until next meeting.

- b. Information Update
Tracey has received feedback from board members and will circulate a new draft for discussion at the next meeting.

- c. Inspections and Repairs
Bob and Greg inspected all front and back stairs on units. Greg then created a spread sheet outlining priority repairs.

- d. Roofing
To be discussed under Maintenance Report.

5. Presidents Report (Reported by Bob Galipeau)

- i. Maintenance Concerns
Several unit owners have contacted Bob. Primary concerns are stair repairs and roofing.

- ii. Reserve Fund Study
We have been included on the list for the Reserve Fund Study. The final costs have not yet been identified.

iii. Units 24, 35, 55

Unit 24: the door frame is separated, and they are requesting the condo association repair it.

Action: Greg will look at it.

Unit 35: They have a broken plank on their back porch. This has already been included on Greg's maintenance list.

Unit 55: would like supplies to repair two stairs. Bob indicated that there may be a liability risk to the board if this is allowed. Suggestion is that this wait until the estimate for repairs come in and go from there.

6. Maintenance Report (Reported by Greg Irvine)

i. Stair Repairs

Greg is awaiting a quote from Rock Solid Construction. Once he receives it, he will e-mail it out to the board for approval so that repairs can begin as soon as possible.

ii. Road Repairs

Road repairs have been scheduled. Date has yet to be set. Greg has contacted NWT Construction. Will include repair to the hole in front of Unit 43, the man hole and paving sections 505 – 521. Cost will be \$2270.

iii. Roofing

SOLO roofing provided a quote. Cost for quote was \$262.00

Roofing quote is 320 250. (5714 per Unit). The quote includes the spaces above the door ways which have already been completed so the cost may be less. They estimate it will take one week to do a four plex. The materials on which the quote is based are guaranteed for the next two years. They can match the colour of the roofing across the doorways. They can complete the work on any schedule we would like. Materials are the same as quoted in XL quote

Action: Decision made by board to accept the SOLO roofing quote.

Action: Bob will Greg to contact to find out which units he can do this year and the amount they would like up front.

7. Treasurers Report (Presented by Lynn Bedingfield)

Balance sheet presented to the board. Outstanding balance on propane reconciliation is reduced. Operating costs, which were previously in a deficit, have now improved.

Action: Request that Steve follow up with Mackenzie Management regarding the reserve fund and financing roof repair.

8. New Business

i. Transfer of Propane Accounts

There are currently 7 units who have not set up individual accounts. All have been contacted to request that this be completed as soon as possible.

Superior propane has not yet received the shipment of meters. They have been provided each four-plex and two-plex that is ready for installation once the meters arrive.

Action: Tracey will contact units that have yet to complete the paperwork for superior propane.

ii. Capital Reserve Fund Study

Addressed under Presidents report.

iii. Lawnmower

Tracey reported that the lawnmower in the shed is hazardous. The handle is broken and the pull cord does not work. Elizabetha agreed and indicated that they had tried previously to obtain a new lawn mower. As we only are required to mow the park area, it was felt that an electric mower would suffice.

Action: Tracey to investigate prices for lawn mowers and report to board.

iv. Website

Kate Cannell sent an e-mail offering to set up a web page for the board. She estimated the set up cost at \$200 - \$400, with a cost of approximately \$50 a year to run.

Action: Tracey to contact Kate to ask if she could outline what the page could look like or meet with board members to discuss this further.

v. Units 24, 35 and 55

Discussed under president's report.

9. Board Travel

Bob: September 1 -14

Carolina: August 6 - September 10

Elizabetha: September 8 - 14

Tracey: August 31 – September 4 and September 24 – October 5.

Lynn: September 12 – October 3,

Steve; away for a week and a half during September 12 – October 3.

Greg: Will be travelling, but dates are not known.

10. Next Meeting

Tuesday September 22, 2009 at 7:00 PM.

Unit 29 (Tracey Robertson)

11. Adjournment

Meeting adjourned at 8:20 PM.

Moved by Greg Irvine, seconded by Lynn Bedingfield