

YELLOWKNIFE CONDOMINIUM CORPORATION #6
Minutes of Board Meeting

April 7, 2010
29 Gold City Court

Present: Stephen Bedingfield Lynn Bedingfield Kate Cannell
 Ron Bujold Robert Galipeau Chris MacNaughton
 Tracey Robertson

Regrets: Greg Irvine

1. Call to Order

Meeting called to order at 7:10 PM

2. Approval of the Agenda

Agenda was approved with the following additions.

8vi. Interest Rates

Motion: to approve agenda

Moved by Stephen Bedingfield seconded by Ron Bujold

Motion Approved

3. Approval of Minutes

i. Motion: to approve minutes from March 4, 2010 as presented.

Moved by Stephen Bedingfield, seconded by Ron Bujold

Motion Approved

ii. Motion: to approve minutes from March 4, 2010 with the following change under 4.1.

Note: 2009-2010 board members were advised of this through e-mail.

Moved by Stephen Bedingfield, seconded by Ron Bujold

Motion Approved

4. Follow-up Items

i. Review of Board Priorities

PRIORITY	LEAD	COMPLETION DATE	UPDATE
Website- including a reflector	Kate Cannell	March 31, 2010	With the assistance of Kellett communications, Kate has begun to set up the website using Northlands template as a guide. She is in the process of linking individual pages and importing the documents required.
Bylaw Review	Bob Gallipeau (with input from	December 1, 2010	In process.

	Mackenzie Management)		
Roofs	Greg	Summer 2010/2011	Deferred, Greg is away.
Inspection/Maintenance of Sewer Lines	Greg	September 2010/2011	Deferred, Greg is away.
Lighting	Greg	June 2010	Deferred, Greg is away.
RFP for Property Management	Stephen	June 2010	Stephen has contacted Dave for some previous RFP's. Bob will also forward some drafts that he has.
Review of old Records	Ron, Lynn and Chris	Ongoing	Ron has gone through a box and started to pull out relevant documents. There are seven large bins to go through. Ron asked to look for maintenance records, as well as documents where owners have leased the land beside their unit. Stephen will check with Dave regarding how long we need to keep minutes. Ongoing.
Ensuring Owners are aware of individual responsibility re: water	Tracey (with assistance from Mackenzie Management)	July, 2010	Tracey contacted Dave for a copy of a document that other Condo's have used. Ongoing.
Spring Clean Up	Lynn	May 2010	Tentative Date, May 29. Lynn to put together a list of jobs and draft a notice to owners. Suggestion of BBQ to accompany clean up.

In addition discussed a tentative date of June 12 to have the garage sale.

Action: Tracey to e-mail owners and ask them to indicate interest.

ii. Website Update

Covered under 4i

iii. Follow up to Question from Unit 15

Deferred as Greg is away.

iv. Corporate Seal

Cathie Harper, previous president was contacted regarding the corporate seal. She found it inside a box containing other condo documents and a copy of the building plans.

5. Presidents Report (Reported by Bob Galipeau)

i. Update from the AGM

Bob has drafted an update from the AGM. He has requested feedback from the board by Monday at the latest. He will then finalize the document for distribution.

ii. Fireline

Fireline checked under Unit's 22 and 28.

6. Treasurer's Report (Presented by Stephen Bedingfield)

i. Financial Statements

Current balance sheet was reviewed with the board. Stephen will be meeting with Mackenzie Management to discuss further as there are some line descriptions that can be clarified or amalgamated.

Moved by Bob Galipeau, seconded by Stephen Bedingfield

Motion Approved

ii. Pre-Authorized Payment

Update on PAP provided to the board. Board noted that there is an increase in owners who are not currently on PAP.

Action: Stephen to follow up with Mackenzie Management to ensure that new owners are signed up for Pre-Authorized Payment.

iii. Payables

Receipts submitted for the following items

Meho Bunger- for 2 months maintenance- \$600

Tracey Robertson- for food and drink provided at AGM -\$98.92

Ron Bujold- For computer and software for website- \$942.67

Nadji- for reimbursement for decks and fencing- \$4320.00

Motion: To reimburse all receipts as submitted.

Moved by Ron Bujold, seconded by Kate Cannell

Motion Approved

7. Maintenance Report (Reported by Greg Irvine)

Deferred.

8. New Business

i. Review of Reserve Fund Study

The board agreed that financial projections are reasonable and acceptable. However, there are some editing changes required including:

- Projections for lighting
- Playground equipment
- Fencing

Action: Bob to communicate changes to Mackenzie Management.

Motion: To approve report subject to recommendations being incorporated into the document.

Moved by Tracey Robertson, seconded by Stephen Bedingfield

Motion Approved

ii. Reviewing Policies

Deferred until we have organized the documents in the crawl space and can ensure that we have all the bylaws required.

iii. Information Document

Editing suggestions provided.

Action: Tracey to make these changes and distribute to owners.

iv. Unit 41- Receipt

Addressed under financial report

v. Doors and Pellett Stoves

Deferred

vi. Interest Rate

Board agreed to charge and interest rate of 1% monthly, 12.68% yearly for the special assessment. However, if payment is defaulted or if payment is late for other amounts owing to condo board, they will be assessed at the interest rate for default payments as previously set by the board.

Action: Stephen to clarify this with Mackenzie Management.

9. Board Travel

Chris: Away until May 5
Stephen: May 10-14
Tracey: May 7-12, 17-24

10. Next Meeting

Wednesday May 5, 2010 at 7:00 PM
Lynn and Steve`s 43 Gold City Court

11. Adjournment 9:20 PM

Motion to Adjourn

Moved by Stephen Bedingfield, seconded by Chris MacNaughton

Motion Approved.