

YELLOWKNIFE CONDOMINIUM CORPORATION #6
Minutes of Board Meeting

October 13, 2010
22 Gold City Court

Present: Kate Cannell Tracey Robertson
Ron Bujold Robert Galipeau Greg Irvine

Regrets: Stephen Bedingfield Lynn Bedingfield Chris MacNaughton

1. Call to Order

Meeting called to order at 7:15 PM

2. Approval of the Agenda

Agenda was approved with the following removals/additions.

- 4ix. Removed- Financial statements covered under Treasurer`s report.
- 8i. Removed- Carpenter covered under maintenance report.
- 8i. Superior Propane- Tanks
Billing
Repair

Motion: to approve agenda as amended
Moved by Ron Bujold seconded by Robert Galipeau
Motion Approved

3. Approval of Minutes

- i. Motion: to approve minutes from August 25, 2010 with the revisions previous submitted by e-mail (please see attached).**
Moved by Ron Bujold seconded by Robert Galipeau
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	Complete. Site continues to be updated as required.
By-Law Review	Bob Galipeau (with input from Mackenzie Management)	December 1, 2010	Ongoing
Roofs	Greg	Summer 2010/2011	Ongoing. Work on last unit has been completed. Shed still left to complete this season.

Inspection/Maintenance of Sewer Lines	Greg	September 2010/2011	Completed. Greg provided an excel sheet of inspections (attached) and any concerns that need to be addressed. All repairs are minor and will be completed as a part of the fire line repair. Board recommended that this continue to be completed yearly.
Lighting	Greg	June 2010	Amended Plan- please see maintenance report.
RFP for Property Management	Stephen	June 2010	Dave McCann is on vacation and Bob will be meeting with him when he gets back. Previous Action: Kate has volunteered to help with organizing line items for bookkeeping as board would like them reported.
Review of old Records	Ron, Lynn and Chris	Ongoing	Ongoing. Ron hopes to have files organized by November.
Ensuring Owners are aware of individual responsibility re: water	Tracey (with assistance from Mackenzie Management)	July, 2010	Tracey submitted a draft document to the board via e-mail. Some changes were proposed at the meeting. Tracey will incorporate the changes and forward to board for review.
Spring Clean Up	Lynn	May 2010	Completed. There were some tasks that weren't completed including painting the front fence and sweeping out front.
Fall Clean Up	Kate	October 2010	Completed. Kate provided a summary (e-mail attached). Action: Tracey to attach a list of owners from spring and fall clean up and forward to Mackenzie Management.

ii. Parking

Chris, Ron and Kate went through the complex to develop a parking plan and identify where we need signs. Project is ongoing. Board clarified that when people have purchased lots adjacent to their property, they have not purchased the parking spot. The only private parking spots are owner's driveways.

The board had discussion regarding issuing tags for owner's vehicles but board could not come to a consensus at this time. Proposed as a discussion item for the AGM.

Action: Chris to order required signs for the development.

Action: Bob to draft an e-mail to owners reminding them that parking is now being enforced and on vehicle storage.

iii. Painting Front Fence

Deferred until spring. Discussion as to whether we want to paint the fence or replace it was also deferred.

iv. Unit 73

Deferred until Stephen is back.

v. Unit 65

Tracey followed up with owner via e-mail. They responded and indicated that they are still planning on having their contractor complete the project but he is currently out of town. (E-mail attached to minutes).

vi. Newsletter

Completed and posted on the website.

5. Presidents Report (Reported by Bob Galipeau)

1. Bob has been working with Unit 41 regarding maintenance concerns.
2. Bob is working with Unit 77 to help them work through their insurance claim.

6. Treasurer's Report (Presented by Bob Galipeau)

i. Financial Statements

Financial reports were reviewed.

7. Maintenance Report (Reported by Greg Irvine)

i. Decking Material

100 m of `Duradeck` has been ordered. Once received, Unit 501 will be repaired.
Back deck of Unit 69 and front stairs of Unit 53 still on list for repair.

ii. Unit 68

Dave McCann has a crew in working under Unit 68.

iii. Request for Pellet Stove Installation- Unit 5

Approval of request was unanimous with the following conditions.

- a. A copy of the installation certificate to be provided.
- b. That they clean up their back yard (dog feces) and provide ongoing maintenance.
- c. That they address boards concerns regarding installation of a satellite dish without approval.

Action: Bob to contact owner regarding above.

iv. Lighting

Poor lighting within the complex is an ongoing concern.

Will ensure that the lights between Units 17-19, 41-43, 49-51, 65-66 and 73 are all in good working order.

Will also turn on the shed light.

Will continue to work toward replacing existing lights.

Action: Greg will have an electrician come in to repair existing lighting. All lights are controlled from within the shed.

8. New Business

i. Superior Propane

a. Kate called Superior Propane regarding propane blankets. They require a key to access the blankets. Bob will contact them to coordinate this.

b. There continue to be billing problems that are extending across all customers. Kate has followed up with them regarding delivery charges and is waiting for a response.

c. As part of fall clean up, a leak was detected in the propane tank behind Unit 15. Superior Propane was quick to respond and repair the leak.

9. Board Travel

Bob: Not applicable
Ron: October 17 -24
Stephen: out until October 24
Tracey: Not applicable
Greg: Not applicable
Chris: Away until October 20
Kate: October 21 - 31

10. Next Meeting

November 3, 2010. Kate's house (22 Gold City)
For next agenda, include AGM date

11. Adjournment 9:00 PM

Motion to Adjourn

Moved by Tracey Robertson, seconded by Kate Cannell

Motion Approved.