

Yellowknife Condominium Corporation #6

Board Meeting

May 18, 2017

Agenda

Scheduled Attendees: Chris MacNaughton, Greg Irvine, Neil White, Colin Charlton, Chris Bertoli, Dale Crouch, Ryan Schuler & Ryan Sundberg(Triton)

In Attendance: *Chris MacNaughton, Neil White, Colin Charlton, Ryan Schuler & Ryan Sundberg(Triton)*

Regrets: *Greg Irvine, Chris Bertoli & Dale Crouch*

Scheduled Call to order 19:00
Called to Order at: *19:04*

Changes to Minutes for Month: April
- *None*

Approval of Agenda for Month: May
Motion put forward: *Ryan Schuler*
Second: *Colin Charlton*

Finance Report

- Account Receivable -
- Insurance Claims - None
- Reserve Fund -
- Maintenance Estimates -
- Loans - None
- Note -

Maintenance Report

New:

- Main Water Pipes - It was discussed that we need to have Main Shutoff, Supply & Return lines looked into either install or replace. We are also wanting to get a Scope of Work before anything takes place.
- Unit 5 - Water pipes under this unit had a slow misty like leak. Left a very large ice hill behind. Triton knows about this. They fixed the issue however to get into the storage area they had to cut the door in half. They also have to wait for the ice to melt.
- Paint - A few owners are looking for some paint - *May 18, 2017 we discussed that we will look into the cost of hiring a painter to paint our decks, stairs, fences. Mean while we will still provide paint to owners who still want to paint for themselves.*

Open:

- Unit 515 - On January 23, 2017 it was noticed that there seems to be some siding damage done to the building via an email from Ryan S. There is pictures looks like the trailer is to close to the building. Looks like this trailer is used for skidoos - The siding will have to be fixed come summer. However the person we have on record we are sure sold the unit. Therefore we do not know who the owner is. We also don't know if this unit is rented out or not. Colin C to find out this information - May 16, 2017 and email was sent to the person we have on file to help clear this up for us. Same day I got an email back stating that the unit was sold in October 2015 - *May 18, 2017 we found out who the owners are their information has been updated.*

Closed:

-

Emails

New:

- Bookkeeping - There has been a few emails about various topics on the transition of bookkeeping from Sue, Ryan S(Treasure) & Crowe MacKay - *May 18, 2017 Crowe MacKay was still waiting for all the records to come in from Sue.*

Open:

- Unit 501 - On April 12, 2017 Sheena E sent an email to Sue letting her know that she stepped down from the board in March, 2017 thus she was not charged the correct condo fee in April - I have not heard anything from Sue on this - *In May we are in the transition period of moving bookkeepers. Treasure & Crowe MacKay will look into this as soon as they can.*
- Unit 26 Moving would like to make sure that the December Condo Fees do not come out of current Unit holders account - Still on going - This was going back to November of 2014. We did end up taking out Decembers condo Fees, I am awaiting confirmation if this was resolved. On going - Need to follow up with the book keeper and treasure. Still on going. There has been no movement on this still on going - Still on going - On March 25, 2017 and email was sent out to Sue and the current Unit Owner regarding this issue - Still on going - *In May we are in the transition period of moving bookkeepers. Treasure & Crowe MacKay will look into this as soon as they can.*
- Outstanding Balance Statements that was sent out - Still on going on whom replied and whom didn't. Also noticed that the some unit information was not correct or even put in the statements - Still on going. This months statements did show the correct info still on going - This months statements did show the correct info still on going - Found some discrepancies in the monthly statement

in regards to Unit Owner information. We the board has also decided that liens will be put forward on outstanding balances of more then six(6) months equating to the amount of \$2,700.00. Also the outstanding balances sheets are to be give by Triton to the unit owner in person provided they reside at the unit or are still in town if renting out the unit - Still on going - *In May we are in the transition period of moving bookkeepers. Treasure & Crowe MacKay will look into this as soon as they can. To be noted Triton was going to see about the aid of Douglas McNiven Law Office. We will also ask Crowe MacKay if they can provide any suggestions.*

- Triton & Gold City - Contact Info Cross Reference - On the last meeting we discussed a cross reference of contact - I sent an email on October 4th with what I had in my contacts in gmail - I haven't seen anything come back however I did see that some of the outstanding statement info has been updated - Haven't heard back to confirm that we have the same info - Still haven't heard back to confirm that we have the same info - Still waiting - Nothing yet - I will send a new list to Triton for Contact Cross Reference - *On May 15, 2017 I sent the information to Triton.*
- Unit 31 - Email came in from Paula Smith Triton Property Managment as unit owners want the latest invoice copy. They are also hoping to waive some of the interest fees. Need to look into if they made attempts to pay outstanding fee - The board has agreed to waive some of the outstanding interest fees. An email was sent to the unit owner, Triton & Sue - Have not heard anything back as of yet - *In May we are in the transition period of moving bookkeepers. Treasure & Crowe MacKay will look into this as soon as they can.*
- Unit 511 - Received an email on March 11, 2017 stating that due to the flood damage on March 8, 2017 and at the same time of the remediation of the flood there were some items missing in the home owners Unit. This is under investigation by Triton and Yellowknife Police - On March 13 there is some concern of the qualifications of Triton's remediation team. There was talk about NDS doing the work. At the request of the unit owner Triton is to hold off on any work. Looks like NDS will be finishing the work - Ray Parker & Wilf's Renovations will be doing the copper piping replacement. It is important to note that this unit will be used as a base line for copper pipping replacement for all other units - On April 17 The plumbing and drywall has been completed however there seems to be an issue with the water pressure - Due to the water pressure not being adequate we the board have decided to redo this work. The wall's will be reopen, there will be a manifold put in. Copper pipe to the

manifold. Pex from manifold to fixtures. Each a home run. There will be shut off valves put in place. A new base line for the cost of this work will be set. The condo board is going to take on the cost of the redo work - On May 15, 2017 we have received the invoices for both Unit 509 & 511 we are going through it to make sure all is correct - *May 18, 2017 there are some question about the total labour hours & total amount but for the most part this is good.*

Closed:

- Auto Reply Email - On April 11, 2017 Trish D asked to be removed from our Condo Corporation email list as she no longer manages any properties in the area - *On April 18, 2017 I replied stating that she has been removed.*
- Unit 11 - Received an email on February 11, 2017 from Linsey stating that they are redoing the upstairs bathroom and was wondering about copper pipe replacement as the conversation of replacing copper piping entirely per unit was discussed - I replied asking a few other questions - Turns out the pipes were only replaced in the main bathroom and that was it. I asked for her to send me a copy of the cost of the copper pipe replacement - Still waiting to hear back from unit owner - *On March 25, 2017 I received an email with the cost of the copper pipe replacement. The board then looked into it and decided that the copper piping should be upgraded to the current code excluding fixtures. From top to bottom. We would also do this with a condo approved vendor. Therefore the condo board will not reimburse the unit owner for the amount used for the upgrade to one location.*
- Unit 509 - Received an email on March 8, 2017 stating that due to the flood in her neighbour's unit that there seems to be some damage done to her laundry room. Suspects that the floor underneath is damaged as well. When Unit owner came home she found 1/2-1 inch of frozen water in her garage. She would like all walls between her unit and her neighbour's unit checked - on March 8, 2017 Triton did reply stating they will look into this issue - on March 13, unit owner brought up some more concerns & who will be doing the work - On March 14 Greg replied that NDS will be doing the work - No date has be set yet as to when this will be completed - *This has been completed*

Website:

- Website - Colin and Andrew looking into. Website vs Facebook vs Gmail or perhaps all - There has been no movement on this - For the last few months I have been trying my website creativity as I am no expert but the website has changed a little. Not one hundred percent correct as of yet but better than what it was still on going - Neil has been working with Kellett Communications and is now able to upload and arrange content onto the website. Would like to present a 100% working website by the next AGM - Still on going. - I didn't get this working 100% we may have a possible person to look after our website. I got a reply from Unit 501 stating that he can look after the website will pass around to the board to make a decision on. - The quote from Earl is approximately \$100.00 per year to host our website. Earl will look after the maintenance and upgrades for free. The board had a few questions. If Earl leaves who takes responsibility for the website. - The board got an email response back, the board will look over this in our next monthly meeting - The board has agreed for Earl to look after the hosting and maintenance of the website. Email sent will work with Secretary to make sure all current functionality is still there - Hoping to have the new website up mid October with a new domain name - Still on going - I have not seen much updates from Earl on this as of yet. I gave him the info that he was asking. Still on going - Earl wanted to know if we had a corporate card I said I don't think we do and this was the last update. No changes have been made as of yet to our website - There has been no movement on this, we are still using the current website - The board has decided to stay with Kellett communications. However an email will be sent out to Earl to find out if we are still on Kellett's servers or did he move us over - Waiting to hear back - April 5, 2017 the website was not moved - April 20 I sent out an email to Kellett to find out if we paid for the 2017 year. On the same day I received an email from Kellett stating that they have not been paid as of yet. The cost is \$367.50 - In May we are in the transition period of moving bookkeepers. Treasure & Crowe MacKay will look into this as soon as they can. However I did receive an email from Crowe MacKay stating that they needed the invoice & signing authority. I have sent this information off. Hope to have this paid before end of May - *May 20, 2017 found out from Crowe MacKay that Kellett should have already been paid as of May 5, 2017. Email sent to Kellett to confirm. Treasure to look at our bank statements.*

Outstanding Items & Task:

New:

- Insurance By-Law - We are looking to change the By-Laws when it comes to insurance because right now it is very vague. Due to the past few insurance claims out insurance went up and it should not have. Triton to find out the correct wording.
- Reimbursement - To Colin C in the amount of \$128.00 for the copy of Land Titles. Neil W put forward & Chris M second. Email of approval sent to Crowe MacKay for payment.
- Community Garden - It was brought up that perhaps we need to beautify the little land scape we have & if possible have a community garden.

Open:

- Maintenance Contract - Draft found and given to Greg for review - Neil to pass out draft contract to the board members to refine - Done - A Maintenance Draft Form between YKCC6 and Triton was sent out amongst the board members to fine tune before we go into another year agreement was asked by Triton(Ryan) to provide a copy of last years Maintenance Agreement however I do not have a copy of this - This is still in a draft format due date unknown at this time also there is another draft contract that needs to be compiled for the bookkeeping itself. - Still on going - Right now Triton is on a month to month contract with us - I thought I had a copy of the latest Contract Draft but I do not - We may need to start from scratch on this one. Still on going - No real movements on this as of yet still on going - *Triton has a Draft that he would like to share with us. Triton to send a copy to Colin.*
- Expected to have an AGM in May - Due to the transition of bookkeeping we have decided to extend this to June - *May 18, 2017 a date of June 22, 2017 has been set. Pending Church of Christ Availability.*
- Crowe MacKay - Our current treasure has stepped down from the board as of March. The board had to come up with a solution. A while back the board approached Crowe MacKay in for a solution. Crowe MacKay has responded with a proposal. We the board felt the proposal was fair with a few minor

changes - As of May 1, 2017 the board has approved the proposal of Crowe MacKay and we are in the transition of bookkeeping - *May 19, 2017 Sue dropped off all the books & records to Crowe MacKay.*

- Condo Board Member Stipend - We the board have agreed to increase the stipends amount in the start of the new Board Members after the AGM with a more stringent attendance record (about 75%). It was also decided that it is best to have a 7 seat board (subject to Condo By-Law check) - According to the current by-laws the board shall consist of not less than three nor more than eleven members. In order to change this we will need to bring this up in the AGM agenda - *May 18, 2017 we fall well into what we consider a better number for the board no need to make any changes.*

Closed:

- Treasure - As of this meeting April 20, 2017 the board voted for Ryan Schuler to take on the role of Treasure.
- Signing Authority - The board has found that we needed to tighten down on whom had signing authority for monies spent. A Notice of Change of Signing Authority has been sent out to the board and approved - *As of April 1, 2017 this has taken effect.*

Seasonal On Holds:

- Playground needs sand and grass cut. Repairs to equipment as needed. Also check into price of new playground equipment - Andrew raked the playground area. Linsey to look into the cost of a new playground. Linsey to show Triton the possible dangers of the playground so this can be fixed - Haven't heard any outcome on this issue yet. - Triton & Linsey never got a chance to get together this past summer. However Linsey did look up a comparable play structure from BlueImp. Cost of replacement Approximately \$20,000.00. We may be able to get used play structure equipment from downtown daycare. - Still on going - The board has decided that we need to confirm if this structure is still sound. We need a person that is playground certified. Triton to follow up with

the Schools in town - It seems that we have address all the concerns with this playground. We do know that this is old and we do have it scheduled to be replaced entirely in the future.

- Unit 49 sink hole developing in front of garage - No updated on this issue - Turns out this slipped through the cracks. Will have to get this checked out - This is on hold until Spring. On May 19th this was added tot he repair list. Scheduled to be fixed for the week of July 4-7 and/or 11-15 - Filled with crush needs to be paved scheduled to be fixed by end of August. - Now scheduled to be fixed by end of September - On October 8th someone came by to put in hot asphalt in multiple area's - Need to come back and add more however with the winter months upon us now not to sure if anything can be done until next year - *Put under Seasonal On Hold until Spring/Summer*
- Unit 61 - Siding near back deck - This was just brought to my attention during this meeting this is on hold until Spring - This will be looked at in the spring. This is not siding it is a J-Channel which goes around the back patio door. On May 19th this was added to the repair list. Still on going no date as of yet - The part is on order has not arrived yet. Scheduled to be completed by end of August. - Looks like we actually missing some flashing. Central Mechanical to cut the right size piece. Now scheduled to be fixed end of September. Ryan(Triton) was unable to make the meeting so we don't have an update on this yet still on going - *Put under Seasonal On Hold until Spring/Summer*
- Unit 22 - Developing a sink hole by front planter. On May 19th this was added to the repair list. Scheduled for the week of July 4-7 and/or 11-15 - Filled with crush needs to be paved scheduled to be fixed by end of August - Now scheduled to be fixed end of September - On October 8th someone came by to put in hot asphalt in multiple area's - Need to come back and add more however with the winter months upon us now not to sure if anything can be done until next year - *Put under Seasonal On Hold until Spring/Summer*
- Unit 43 - Developing a sink hole by garage. On May 19th this was added to the repair list. Scheduled for the week of July 4-7 and/or 11-15 - Filled with crush needs to be paved scheduled to be fixed by end of August - Now scheduled to be fixed end of September - On October 8th someone came by to put in hot asphalt in multiple area's - Need to come back and add more however with the winter months upon us now not to sure if anything can be done until next year - *Put under Seasonal On Hold until Spring/Summer*

- Unit 509 - Main Floor Front Window Leak - Unit owner understands that the unit owner is responsible for windows however this situation speaks to the integrity of the outside of the unit as it allows rain water to enter into the wall - I replied back including Triton & Greg - Greg responded back to Triton to check with Diamond Glass as he had this issue in the past - Unit owner would like to get this resolved before it hits below zero - A person by the name of Dave came by to assess the situation & said he will return on Monday. However Monday is a Stat Holiday so they must have meant Tuesday - Was looking for an update unfortunately I had none for Unit 509 - I emailed the unit owner on Nov 6 to find out an additional information. Unit owner said it hasn't been done, she is on vacation but does have a roommate there if access is needed. On the same date got an email back from Ryan(Triton) saying no leak found have to wait until spring to water test - *Put under Seasonal On Hold until Spring/Summer*
- Eaves Troughing repair and replacement - No schedule as of yet Triton has been in contact with them - Looks like some of these will need to be replaced and some just re-aligned - This has been brought back up from Seasonal On Holds. We have already started the process on and it is on the repair list. Triton is going to clean the lower eaves troughing next week. - Greg to follow up with Triton. - Still on going - The cleaning of the troughing on the main street has been completed. The rest of the complex has not been done. We are going with Northern Eaves Troughing - As per this meeting almost all cleaned. Should be done by end of September, 2016 - They may have been cleaned but there are lots around that need to be replaced. *Will put in seasonal on holds until next year. Looking at UNICO for a quote.*

Adjournment:

- 21:04