

Yellowknife Condominium Corporation #6

Board Meeting

May 20, 2021

Agenda

Scheduled Attendees: Greg Irvine, Neil White, Colin Charlton, Jacques Broberge, Afzal Suri, Steve Schaub & Ryan Sundberg(Triton)

In Attendance: Greg Irvine, Neil White, Colin Charlton, Jacques Broberge, Afzal Suri & Steve Schaub

Regrets: *Ryan Sundberg(Triton)*

Scheduled Call to order 19:00

Called to Order at: *19:02*

Changes to Minutes for Month: April - *None*

Approval of Agenda for Month: May

Motion put forward: *Neil White*

Second: *Colin Charlton*

Finance Report

- Account Receivable - *Available upon request - We have 1 outstanding unit*
- Insurance Claims - *None*
- Reserve Fund - *Available upon request*
- Maintenance Estimates - *Available upon request*
- Loans - *None*
- Note -

Maintenance Report

New:

- Unit 72 - Outside Water on side of house still leaking - As of May 20 2021 - This was noticed in the winter with the large icicle hanging down but when it melt everything seemed ok. Triton will check it out.
- Unit 517 - Birds Nesting in Vents - As of May 20, 2021 - Unit owner said it still sounds like the birds are nesting in the unused vent pipes in their unit and possibly other units. Triton to check all units 503-521 & 5-11.

Open:

- Unit 68 - Condensation issue in main bathroom - As of March 18, 2021 Greg spoke with unit owner about letting the exhaust vent run abut 30 minutes longer then normal. Also asked Triton to check to make sure the it was venting outside & not into the attic space - *As of April 22, 2021 Triton checked it out & all was good.*

Closed:

- Snow Removal - *As of March 29, 2021 email has be sent out to all unit owners notifying the snow removal date of April 7, 2021.*
- Unit 68 - Condensation issue in main bathroom - As of March 18, 2021 Greg spoke with unit owner about letting the exhaust vent run abut 30 minutes longer then normal. Also asked Triton to check to make sure the it was venting outside & not into the attic space - *As of April 22, 2021 Triton checked it out & all was good.*

Emails

New:

- Unit 26 - Balcony Staircase - As of May 9, 2021 email received requesting approval for a spiral staircase - Email was sent forwarded internally to all board members, consensus seems to be against any additional staircases due to liability, maintenance & uniformity of the condominium.
- Unit 43 - Propane Blankets - As of May 20, 2021 - Unit owner was concerned that the propane blankets have not been removed as of yet. A few email from Maintenance has already been sent to Superior about this.

Open:

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Closed:

- Unit 22 - As of January 27, 2020 there was a request to provide an Estoppel Certificate. As of January 28, 2021 the Estoppel Certificate was given - As of March 15, 2021 question was asked if they just refinanced or moved the board has not seen

anything else on this - *As of April 22, 2021 not seen any response. Monthly statement shows that they are still paying the condo fee.*

- Unit 73 - As of February 5, 2021 received an email about the neighbour complaining that the dog barks all day until around 14:00 when someone gets home. Unit owner was apologetic & will look for means to keep the dog quite - As of February 15, 2021 follow up email was sent & was told anti bark dog collar was coming in the mail - As of March 7, 2021 owner said she has done what she could to prevent the dog from barking & whimpering - *As of April 22, 2021 haven't heard any updates assuming this was resolved.*
- Unit 71 - As of February 15, 2021 received a phone call about what can be done about the dog barking at the neighbours house - As of February 15, 2021 I replied back stating that the neighbours are working on a solution - As of March 7, 2021 there was still complaints about the dog barking & whimpering - As of March 18, 2021 asked the board what else can be done. This is a non-enforceable event however if the unit owner still feels more can be done then they can put in a complaint with the city by-law - *As of April 22, 2021 haven't heard any updates assuming this was resolved.*

Website:

- As of May 28, 2020 it was brought up that perhaps there is an easier way to manager our website & control maintenance items, notice to all unit owners etc. The cost is approximately \$100/month vs the \$400 we are paying currently for the year. Afzal to send me a link of proposed sight - As of July 16, 2020 Afzal to send a live demo up internally - As of January 28, 2021 the Gold City email information for all unit owners needed to be sent to Afzal to start the new website - As of February 22, 2021 need to approve the cost for the new website. Also sent demo out to board members - As of February 25, 2021 the cost of the new website was approved by all. Also the cost of the current website was approved by all - As of April 13, 2021 email from Condo Control was sent to me - As of April 22, 2021 still ongoing - As of May 16, 2021 still ongoing - *As of June 17, 2021 still on going.*

Outstanding Items & Task:

New:

Open:

- By-Law wording for Insurance - As of May 30, 2019 it was mentioned that our By-Laws for the insurance portion might be outdated. Need to also look at the Condominium Act which may outline what needs to be - As of June 20, 2019 still ongoing - As of July 18, 2019 still ongoing - As of August 22, 2019 still on going - As of October 24, 2019 still on going - As of January 23, 2020 still on going - As of May 28, 2020 still on going - As of July 16, still on going looking at getting Shirley Lavantane to help - As of September 24, 2020 still on going - As of December 17, 2020 still on going - As of January 28, 2021 still on going - As of February 25, 2021 still on going - As of March 18, 2021 completed - *As of April 22, 2021 awaiting updated file.*
- By-Law wording for Home Owner Insurance - As of May 30, 2019 it was mentioned that we need to look into this a little further. Condominium Act may outline this - As of June 20, 2019 still ongoing - As of July 18, 2019 still ongoing - As of August 22, 2019 still on going - As of October 24, 2019 still on going - As of January 23, 2020 still on going - As of May 28, 2020 still on going. - As of July 16, still on going looking at getting Shirley Lavantane to help - As of September 24, 2020 still on going - As of December 17, 2020 still on going - As of January 28, 2021 still on going - As of February 25, 2021 still on going - As of March 18, 2021 completed - *As of April 22, 2021 awaiting updated file.*
- By-Law wording for Windows - As of November 21, 2019 it was mentioned that our By-Laws for the “Windows” portion might be outdated & miss leading - As of January 23, 2020 still on going - As of May 28, 2020 still on going - As of July 16, still on going looking at getting Shirley Lavantane to help - As of September 24, 2020 still on going - As of December 17, 2020 still on going - As of January 28, 2021 still on going

- As of February 25, 2021 still on going - As of March 18, 2021 completed - *As of April 22, 2021 awaiting updated file.*

- By-Law wording for Duties of the Owners An Owner Shall (c) - Need to add supply lines to fixtures & appliances - As of January 23, 2020 need to add betterment & contents, water, liability needs to say two million for insurance -As of May 28, 2020 still on going - As of July 16, 2020 still on going looking at getting Shirley Lavantane to help - As of September 24, 2020 still on going - As of December 17, 2020 still on going - As of January 28, 2021 still on going - As of February 25, 2021 still on going - As of March 18, 2021 completed - *As of April 22, 2021 awaiting updated file.*
- COVID-19 - As many people are feeling the constraints of personal finance it was asked if YKCC6 is going to hold off on Condo Fees. It was a hard decision. The condo fee is like a bill & bills still need to be paid. However banks have said that they are willing to do a relief on the mortgage side for their customers.

Closed:

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Seasonal On Holds:

- Subdivision of Road Access - As of March 21, 2019 it was brought up that perhaps we should give our condo roads back to the city. We would need 100% signature from unit owners. Looking at Pro's & Con's by doing such a thing - As of May 30, 2019 still ongoing - *As of May 20, 2021 it has been decided to remove this from the list.*

- Utilidor's - As of September 20, 2018 there was as recommendation by the contractors to put some sort of roofing protection on the utilidor's as to prevent damage like we had before - As of October 18, 2018 was unable to get this done before the colder weather will put this in Seasonal on Holds - As of April 18, 2019 Triton to find wood sealer. Due June - As of May 30, 2019 as soon as the weather permits this will be done - As of June 20, 2019 we have 5 of these on the go. Still ongoing - As of July 18, 2019 this has been completed with the exception of the ones that go under the building. 22-28, 68-72 this is scheduled for next year - As of May 28, 2020 Triton(Ryan) & Colin are assessing a schedule to get this completed - As of June 18, 2020 after the decking has been done Triton will then look into getting this done behind Units 11-15 - *As of September 24, 2021 units behind 11-15 have not been done as of yet.*
- Condominium Declaration - As of March 21, 2019 it was brought up that perhaps we should revisit the condo declaration for when these units were built - As per April 18, 2019 this is with McNiven to work the Declaration - As of May 30, 2019 still ongoing - As of June 20, 2019 still ongoing - As of July 18, 2019 still ongoing - *As of August 22, 2019 this will be put in seasonal on holds.*
- Community Garden - It was brought up that perhaps we need to beautify the little l& scape we have & if possible have a community garden - July 5, 2017 this was brought up via the AGM but would like to keep it in the monthly meeting minutes. An general email will go out to all unit owners to see who is interested in some beautification project - August 30, 2017 we didn't get the response we were expecting. Next year will send this out during spring time moving to Seasonal on holds. (bring back in March) - As of June 14, 2018 an email will be sent out to all with details before the end of June - As of July 19, 2018 we still have not received any volunteers for this. We have decided to move this to Seasonal On Holds & bring it up again next year - As of May 30, 2019 the budget allows for l&scaping for the area - As of June 20, 2019 as we left this last meeting Colin was to follow up on getting someone to look after the beatification for us with a max budget of \$3000.00 - As of July 18, 2019 still ongoing - *As of August 22, 2019 this will be put in seasonal on holds JMS.*
- Speed Bumps - As of September 20, 2018 it was brought up that we should have removable speed bumps instead of or in conjunction with the current speed bumps. Will look at this again in 2019 - As of May 30, 2019 will look at this sometime this summer - As of June 20, 2019 Greg to look into this with Alberta Traffic - As of July 18, 2019 still ongoing - As of August 22, 2019 this will be put in seasonal on holds - *As of August 27, 2020 we know where to order the they can get here in a week will have this completed next year.*

- Paint for the condo - **This is the shortened version. For full details go to meeting minutes January 21, 2021 and earlier.** As of July 16, 2020 Emerald painting is doing this work - As of September 24, 2020 the painting has been completed for this year will start again next year - *As of May 20, 2021 we are hoping to have this resumed again starting in June.*
- Chimney - Unit 47, 57, 72 & 517 need to have their chimney capped of next year. This is the shortened version. For full details go to meeting minutes October 2019 - As of June 18, 2020 when we get Unico Roofing in they will actually remove the chimney at the extra cost of each unit owner - As of July 16, 2020 we are not getting an answer from Unico will try SKY - As of September 24, 2020 will have to do this next year - *As of December 17, 2020 it was decided that we will have the chimney removed for units that have upgraded their system. Units 15, 24, 28, 47, 57, 72 & 517.*
- Unit 71 - Bottom Deck & Top Deck - As of June 20, 2019 both the decks is planked wood & not plywood. Wanted to know if this was going to get changed out before the Duradek gets put into place - As of July 18, 2019 Triton should have this done mid August they will just put plywood overtop of it then the Duradek - As of August 22, 2019 still on going - As of October 24, 2019 this is still on going & will be placed in seasonal on holds - *As of September 24, 2020 still on going, place in seasonal on holds.*
- Unit 71 - Bottom H& Rails - As of June 20, 2019 - The bottom h& rails have not been done on both sides. Unit owner had to add their own but would like it replaced properly - As of July 18, 2019 Triton should have this done mid August - As of August 22, 2019 this will be done in September - As of October 24, 2019 this is still on going & will be placed in seasonal on holds - As of November 17, 2019 this was done by the unit owner himself - *As of September 24, 2020 still on going, place in seasonal on holds.*
- Eavestrough - The entire complex needs to have new eavestrough put in. We are hoping to get this done in 2020. Unit 27's was never cleaned out & Unit 48's eavestrough was damaged by a moving truck some time in late September. This is the shortened version. For full details go to meeting minutes October 2019 - As of May 28, 2020 we are hoping to get Northern Eaves in this year to fix unit 48 first & since they will be here hopefully fix all the eaves drops - As of September 24, 2020 will put in seasonal oh holds.

- Unit 505 & 507 - Cracks in Driveway - As of July 17, 2019 received an email stating that there is many cracks in the driveway can these be filled & sealed or perhaps I be supplied with/ reimbursed for the crack filler & driveway sealer? Estimate ~\$250 for materials - As of July 18, 2019 Triton should have this done mid August - As of August 22, 2019 this will be done in September - As of October 24, 2019 this is still on going & will be placed in seasonal on holds - As of September 24, 2020 this will be looked at in accordance to the RFS. Year of 2022.
- Vinyl on Decks - As of October 24, 2019 this did not go as planned for installation. As the season has now gone we will do this in the summer of 2020. This is the shortened version. For full details go to meeting minutes October 2019 - As of May 28, 2020 we need to wait for the evening weather to be above 10 degrees ever night in order to insure the glue to bond correctly with the wood. It was also brought up that if the area's in which the Aurora & Triton need to work is not cleared then Triton will remove the items off the Top, Bottom & Front deck at a cost of \$150.00 which will be invoiced to the unit owner - As of June Duradek has begun - As of September 24, 2020 unit 501-521 have been completed back & front. All 56 units front top steps have been done. Will continue next year - *As of May 20, 2021 hope to have this started mid June.*
- Water Insurance - It was brought to our attention that we are all paying the same water insurance amount per individual unit, however we figure that this amount should be divided by 56 units or water main services. As far as we know we only get 4 water main services from the city - As of August 22, 2019 this will be put in seasonal on holds - This is the shortened version. For full details go to meeting minutes November 2019.
- Unit 47 - Parking - At the top of the hill we need to add the "No Parking" with lines as people are running over Unit 47 garden area to get to a non parking spot - As of October 24, 2019 as the season has now gone we will do this in the summer of 2020. This is the shortened version. For full details go to meeting minutes November 2019.
- Road Work - It was noted that the road going around our complex had a few pot holes. Some cold patching work before winter needs to take place - As of October 18, 2018 was unable to get this done before the colder weather will put this in Seasonal on Holds - As of May 30, 2019 as soon as the weather permits this will be done - As of June 20, 2019 it looks like some spots where done but not all. Still ongoing - As of July 18, 2019 still ongoing - As of August 19, 2019 Unit 41 sent an email stating that the pot holes are getting bigger, possible sink holes - As of August 22, 2019 this will be done in September - As of October 24, 2019 this has been completed - As of

December 19, 2019 this is to be moved to seasonal on holds - *As of July 16, 2020 starting schedule for ash fault replacement to take place in 2021.*

- All front Units - Come summer need to check for sewer piping under front fourplexes - As of May 28, 2020 it was decided that this will be checked under all units - *As of March 18, 2021 we need to pick a plumber to do the work.*
- All Units- **This is the shortened version. For full details go to meeting minutes April 22, 2021**- As of August 27, 2020 the numbers have arrived & are starting to be put up - As of September 24, 2020 still on going - *As of November 19, 2020 due to the numbers arriving late & winter it was decided to put this on seasonal on holds for 2021.*
- Unit 28 - Wet Crawl Space - As of August 4, 2020 received an email from unit owner concerned about water build up in crawl space along with condensation build up on & in the vapour barrier under the unit. Also wanted to know who's responsible for the insulation in the crawl space for the bottom floor - As of August 27, 2020 this is under review - As of September 24, 2020 I will follow up with Unit owner - As of November 19, 2020 this is to be put into seasonal on holds - As of March 18, 2021 we will ask Triton to start going in via April to start pumping out water - As of April 22, 2021 it might be easier to get Triton to go in under unit 26 as the access is outside rather than unit 28 to start pumping out the water - *As of May 20, 2021 still on going.*
- Units 505 to 511 - Settlement/Leaning Adjustments - Do to the ground heaving these units will need to be levelled out. **This is the shortened version. For full details go to meeting minutes October 2019. - This is the second shortened version. For full details go to meeting minutes August 2020** - As of June 18, 2020 Triton to go underneath to make sure it is dry before moving forward - As of July 16, 2020 going to speak to Konge construction to order some screw jacks - As of August 27, 2020 still on going - As of September 24, 2020 still on going Greg to follow up - As of November 19, 2020 still on going Greg to follow up - *As of December 17, 2020 this is to be put into seasonal on holds.*
- Unit 25 - As of July 02, 2020 email was received asking if we can get the willow tree trimmed & Fence between units fixed. She would like to add a deck in the back yard but no contractor will give a quote until the safety concerns are addressed - As of July 07, 2020 email was forwarded to Maintenance - As of August 27, 2020 the willow tree has been trimmed. During Colin & I walk around we noticed the fence was not fixed. Still on going - As of September 24, 2020 this will be looked at next year - As of

November 19, 2020 this will be put into seasonal on holds - *As of May 20, 2021 we will get the fence between the two units fixed.*

- Copper Pipping Replacements - As of January 28, 2020 it was decided to pick a fourplex and make sure that it is completed then pick another fourplex - As of February 25, 2021 Unit 505 is first then unit 25 after those two units it will be completed by fourplex - As of March 18, 2021 we will send an email to both these unit owners then pick a fourplex to complete - As of April 25, 2021 email has been sent to unit owners 25 & 505. There as a question about Unit 70 copper pipes email was sent to that unit owner to take a few pictures for us - As of May 16, 2021 unit 25 wanted more info, unit 505 never responded & unit 70 provided the pictures we were looking for.

- Adjournment:

- 20:17