



# MEETING MINUTES

Condo. Corp. No. 0614475

June 27, 2019

## CALL TO ORDER

A meeting of the Board of Directors was held at the Small Owners Lounge of Condominium Corp. NO. 0614475 on June 27, 2019 at 18:30.

As there was seven (6) Board of Directors in attendance for the meeting quorum was constituted as reached and Dennis Locking chaired the meeting and called the meeting to order at 18:30

## NOTE:

- *All votes were conducted on formal seconded motions by show of hands and majority recorded as "approved".*
- *Supporting documentation for the Board of Directors is recorded in the Manager's Report and does not form part of the minutes in order to meet the needs of current privacy legislation.*

## ATTENDEES

Dennis Locking (President/GM Liaison)

Ryan Locking (Vice-President)

Mona Soyland (Secretary)

Steve Lawrence (Member at Large)

Doug Kalin (Member at Large)

Andres Guaqueta (Member at Large)

Wanda Hogg (General Manager)

## NOT IN ATTENDANCE

Corey Baker (Member at Large)

Andy Gregory (Treasurer)

## APPROVAL OF MINUTES

1. May 23, 2019 General meeting minutes approved, as circulated. *Motion to approve, discussed, seconded, approved.*

## EMAIL RATIFICATIONS – as summarized in Manager Report

Confirmation of Email Ratifications as presented to the Board; *between May 24, 2019 – June 27, 2019.*

1. **05.28.19** - JRS-Columns and EFFIS review and construction documents - *Actioned*
2. **05.28.19** - EA Position Approval - *Actioned*
3. **05.31.19** - BFL Presentation - *Actioned*
4. **06.10.19** - Tree Dr Quote Pest - *Actioned*

## REVIEW OF THE FINANCIAL REPORT (BTG) – MAY 2019

1. Arrears - active process-summary in Manager Report
  - a. As of June 19, 2019, Balance \$34,714.51 up from \$31,189,13
2. Arrear Approvals for proceeding to legal for caveat & demand *Motion to approve, discussed, seconded, approved.*
  - a. 2611 – 3 email warnings re payment plan in place but if defaults, advise file would go to legal for caveat & demand & monitor.
  - b. 6510 – 3 requests re: chargeback of tow from 2018. Caveat Warning in place.
  - c. 5414 – multi NSF bank corrections – 3<sup>rd</sup> request now to catch up on arrears.

## REVIEW OF MANAGEMENT REPORT

1. Security/Bylaws Breaches/Incidents – *discussion had; recover cost & develop written policy going forward.*
2. Reserve Project Updates:
  - a. Calgary Lighting Products – Completed
  - b. Roof/Scupper – Phase 1 roof completed
    - i. Active leaks – actioned with JRS
  - c. Parkade – Phase 1 completed
  - d. EFIS/Colum Review – Board approved to proceed with review – JRS coordinating needs & will advise.

## ACTIVE ITEMS/CARRY OVER

1. Bylaws -Special Resolution (39%)
2. Fob Policy – get consultation from Vipond

## **NEW BUSINESS**

1. Unit Door Looks – Draft Policy.
2. Moving Policy – Draft Policy

## **ANNOUNCEMENTS**

None

## **ADJURNMENT**

June 27, 2019 at 20:01

## **DATE OF NEXT MEETING**

September 26, 2019 – (Seasonal Outcomes)