



MEETING MINUTES

Condo. Corp. No. 0614475

January 10, 2019

CALL TO ORDER

A meeting of the Board of Directors was held at the Small Owners Lounge of Condominium Corp. NO. 0614475 on January 10, 2019 at 18:30.

As there was seven (7) Board of Directors in attendance for the meeting quorum was constituted as reached and Ryan Locking Chaired the meeting and called the meeting to order at 18:20.

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

Ryan Locking (President)

Andy Gregory (Vice President)

Tyler Stapleton (Treasurer)

Mona Soyland (Secretary)

Dennis Locking (GM Liaison)

Doug Kalin (Member at Large)

Corey Baker (Member at Large)

Wanda Hogg (General Manager)

MEMBERS NOT IN ATTENDANCE

Steve Lawrence (Member at Large)

GUEST

Jarrod Murray – Calgary Lighting Products

APPROVAL OF MINUTES

November 21, 2018 Minutes – *Motion to approve, seconded, approved*

EMAIL RATIFICATIONS

Confirmation of Email Ratifications as presented to the Board *between November 21, 2018 and January 10, 2019:*

- 2308 – dismiss tow c/b 11.27.18
- VFS - quote to replace 2 from CAON
- 5402- dog eviction/approval for off site care as alternate to eviction
- Bridge The Gap; approved to set up login to view statements of Hurdman/Raymond James 01.02.19

REVIEW OF FINANCIALS

1. Review of November report distributed to the board.
2. Arrears – active process-summary in Manager Report
 - a) As of Jan 8 Balance \$61,139.74
 - b) Approval of Legal Collections as presented - *Motion to approve, seconded, approved*
 - c) Approval for GSC Lawyer to register caveats after final warning. - *Motion to approve, seconded, approved*
 - d) Approval for GSC Lawyer to place a caveat on units, for missed payment in July - *Motion to approve, seconded, approved*

REVIEW OF MANAGEMENT REPORT

1. Legal Collections to proceed as presented - *Motion to approve, seconded, approved*
2. The Board of Directors were Notified of Bylaw & Operational Approvals made by the GM, or GM and the Board Liaison to the GM between the period of November 21, 2018 and January 10, 2019 via the Managers report. All action items recorded in the Managers Report meet with the current Operational Policies and therefore required no formal Board approvals.

ACTIVE ITEMS

1. Bylaw Special Resolution to Change– Approvals/Communication to Owners of reminder to submit
2. Secretary Voice Recording – Policy Needed
3. GM Consulting position transitioning to GM Liaison, an Executive Position (Jan 1, 2019). Dennis Locking's name put forward. - *Motion to approve, seconded, approved*

NEW BUSINESS

1. Calgary Lighting Products – Motion to move ahead with project as presented for “retrofit lighting project” re: parkade and stairwells. – *Move to approve, seconded 6 approved, 1 opposed.*
2. Tentative AGM - date March 25, 2019
3. Audit Prep – Move to confirm using RSM Canada (Colin Borrows) as auditor - *Motion to approve, seconded, approved*
4. Bylaw wording Change re: parking and pets – updated plus Q&A to be done.
5. Notification of Legal action against Corporation – Regarding fall on ice at South Entrance was received by the Corporation’s Legal Team, GM forwarded information to BFL. The Board to review what historical information they had from 2 years ago and forward to GM for the file. *Report findings & follow-up at next board meeting.*
6. CAON – Replace Hot Water Tank as per quote, from reserve fund (3 still on replacement list) - *Motion to approve, seconded, approved*
7. Move to accept Red Dot’s quote to repair Exterior Cosmetic Tile as per operating budget- *Motion to approve, seconded, approved*
8. Move forward with Harder & Sons Landscapers spring work (trees). Acceptance of quotes as per operating budget - *Motion to approve, seconded, approved*
9. Move forward with JRS scuppers & roof projects, (formal bid process) - *Motion to approve, seconded, approved*

ADJURNMENT

January 10, 2019 20:40

DATE OF NEXT MEETING

Thursday February 21, 2019 (Hurdman/Raymond James-investment plan re: New RFS)