

OWNERS CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

Minutes of Board Meeting 2018 July 10, 2018

Attendees: - Andrew Fulcher, Rick Janz, Barb Warner, Paul Blomfield (conference call)

1. Andrew Fulcher of Prairie Management was asked to chair meeting by attendees and called Meeting to order at 12:15 pm.
2. Agenda was approved by Chair after no changes made
3. Minutes of last meeting were reviewed and motion to approve by Rick, Seconded by Barb. Carried unanimously.
4. Financial report was presented by PMR. The financials looked good so far and are on target. The \$7,500 builders' contribution has been deposited into a GIC for the reserve fund leaving a balance of \$9,000 in our bank account. Andrew noted that we took in approximately \$33,000 and paid out \$32,000.
5. Rick has been getting calls from Laurie with regards to request being sent through her as well as a confrontation that occurred her and some individuals in the complex. It was agreed she is to direct those making requests to go the proper route, e-mail Andrew. Confrontation was discussed, due to this, it has been agreed that only contractors will be permitted to complete all jobs taking place on common property, liability being a big concern.
6. The Northside decks are to begin this week, Jim is planning to be on site tomorrow July 11, 2017. Jim will be asked to put up proper flagging during the project.

There was a request by an owner to have their deck built somewhat different from the rest, it was decided that all decks will be built the same, no deviations.

Financing of decks, Condo Corp with pay Jim, the owners will be asked to pay back by months end, if they have difficulty doing so they can contact Andrew (e-mail or call) and they can set up a payment plan. All cost for the construction of the decks will be the responsibility of the Northside Condo Owners.

Andrew will send a letter saying the same to Northside owners as well as a letter to the Southside owners letting them know what is happening with the decks. All individuals will be asked to allow Jim to do the work he was hired to do and if you have any questions contact Andrew.
7. HVAC contract placed with GM Mechanical and will be on site for inspections 4 time a year and make any necessary adjustments and repairs.
8. Spoke of Landscaping contract, received quote from Farmboy, waiting on other quotes. We will look over contracts and review at next meeting.

It was agreed we require the services of an Arborist, Andrew will contact Lodgepole Horticultural Services to get set up as per their quote.

Andrew requested we review and sign a new contract with him, the contract he is working under is the one signed with the builder.

9. The next meeting will be called as required.

10. Meeting was adjourned at 1:30 pm.