

OWNERS CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

**Minutes of Board Meeting August 30, 2018**

**Attendees: Barb Warner, Robert Bernard, Wayne Bulloch, Paul Blomfield, Janice Carlson**

1. Meeting was called to order by Barb Warner at 3:00 pm.
2. Barb read minutes of the previous meeting and they were unanimously approved.
3. The letter from Mervyn and Deanna Taillefer requesting installation of a satellite dish on the roof of their villa was read and then Mervyn Taillefer verbally explained his case to the Board. He feels that the dish is important to many especially in an adult community where many may be travelling with RV's. A satellite dish would enable them to subscribe to one plan and use it whether they are home or in their RV. Because several satellite dishes have been installed in a similar neighboring community, he and Deanna do not understand why Sunvale should refuse them and to his knowledge has already led to one sale being lost. Therefore, he feels the resale value of the properties will be affected.

When questioned he agreed that it might be possible to implement "snowbird" packages to "pause" service on satellite while using cable and vice versa with minimal (\$100/year) additional costs but that would mean the RV satellite could not be used on short summer trips while the cable was "active" and would also entail adjusting to a new interface/channel numbers at each switch.

Mervyn was asked about his current "temporary" installation and explained that he had not drilled any holes through the wall, but access was through the soffit with a coupler. He suggested that a roof mount could be made with the condition that the bracket and even the dish be left in the event of a move to minimize the possibility of leaks.

Mervyn was thanked for coming and informed that the Board would discuss it further and let them know. If refused, he would like a clear explanation as to why.

**Discussion:** There were three main concerns – visual appearance, roof damage/leaks, and fairness (approval for one dish means that all owners should have that option). Esthetics and visual appearance could be partially addressed by only allowing dishes on the rear roof of each villa but that might impact north side owners who may not have a clear line of sight to satellite. Potential damage to roof through leaks or windstorm might be addressed by requiring liability insurance waiver to cover any damage to owner's or neighbors' structures by the dish. Wayne will contact Telus and Shaw to see if a dish could be installed on the rear side of the "North siders" roofs. Barb will update the Taillefers.

4. HRV positioning in the units: The HRV is very difficult to access because of the light installed just below it in the closet. Paul will ask engineer if this was the planned design. One owner has successfully moved the light further to the back of the closet and reconfigured the ceiling tiles to make access easier. It appears this could be done without rewiring the fixture and involving an electrician/building permit. Even with better access, some owners will still find it difficult to do their own maintenance. Should the access be reconfigured? Should a handyman be hired to do the maintenance every 6 months? The Board put forward for further discussion.
5. Noise in Unit 18: Paul reviewed the history of excessive noise in pipes affecting several units. Pipes go through the attic and in some cases were laid up against the wood causing vibration and in others the clevis hangars had been excessively tightened creating noise issues. A&S accessed each unit to remedy the problem and all the work that could be done was done. Every owner that had been affected reported improvement. Unfortunately, Unit 18 is experiencing a recurrence of the noise and wanted to let the Board know and document the same. The Wells had submitted a claim to National Home Warranty, claim denied.
6. Paul reported that Jim is scheduled to come back and close the attics. It is unclear if this will improve the situation.
7. A request was received for setting up a bird bath on mulched area between Unit 2 and Unit 4. Given that we are already into fall, owner will be asked to resubmit the request next spring.
8. Further to the letter that was sent out reminding owners of restrictions on what can be set up on front entrance sidewalk, a query was received about the specifics of what is allowed. Concern was expressed about the need to keep the space from the driveway to the door free from anything that would impede first responders and emergency personnel. Barb will look for the written guidelines on front entrances.
9. Barb reported that a suggestion was received about a type of lock for the emergency gate which would make access possible from either side. She will get more information as no one on the Board was familiar with what was described.
10. Board Members were given a copy of the Financial statement as of June 30, 2018. Members will review for next meeting and consider where economies might be made and whether an increase to fees is necessary to maintain reserve fund contribution levels.

11. Regarding the installation of the edging to protect the building from damage caused by weed whipping, Barb has requested a quote from Farm Boy. She will also see if any owners want to quote on the project.
12. The issue of owners doing small jobs around the complex was reviewed. This would likely save some money, but the Board would need to approve each project and be aware of safety issues. If the Board hires owners for work, then WCB coverage would not be available. Andrew indicated in an email to Paul that owners would be insured if they did work. Paul will follow up with Andrew to clarify. Robert said that owners doing work could sign a waiver to protect the Condo from liability.
13. Several contracts are soon to expire or need attention. Insurance will need to be renewed in November. Farm Boys contract expires October 31<sup>st</sup>. Barb is following up to get quotes. Garbage pickup is not on a contract and Wayne will investigate whether there are any alternatives. Prairie Management's contract with the builder expires October 6<sup>th</sup>, 2018 and they would like to sign a contract with the Condo sooner than that. There was concern expressed over response time to requests for information, lack of a backup for Andrew when he is away and some miscommunication. Hopefully having owners direct their requests through the Board will reduce the number of emails that Prairie Management needs to action. Robert will schedule a meeting with Andrew and try to see what could be done to develop a better relationship going forward.
14. Other business: Wayne mentioned Fritz asked about running heat tape in eavestroughs on North side of all units. There was agreement that ice buildup was an issue last year. Item will be put on next agenda for discussion.
15. Janice reported that their unit and Unit 4 had experienced some gnats in the microwave. This seems to have been weather related and they have since disappeared. Running the fan regularly should help to keep it from becoming a nuisance.
16. Meeting adjourned at 5:05 pm.