

SUNVALE PLACE VILLAS
CONDO CORPORATION #1513108
PO Box 45042 HIGHWOOD PO
HIGH RIVER, AB T1V 1R7
svpcondoboard@gmail.com

Minutes of Board Meeting
Feb 16th, 2021
Ward Tirecraft
11411-54 St, SE Calgary

Attendees: Barb Warner (Facilitator), Paul Blomfield, Wayne Bulloch, Bonnie Grant and Janice Carlson (Telephone)

Meeting was called to order by Chair at 10:30 a.m.

1. **Minutes of Board Meeting – September 29th, 2020** - Minutes reviewed, Errors/Omissions/Deletions:
Sign off minutes for Servus Credit Union – Resolution to remove Robert Bernard’s signing authority and add Bonita Grant as Board member with signing authority.
 - * Moved by Wayne Bulloch
 - * Seconded by Bonnie Grant
 - * Motion carried
2. **Read into minutes** - Board approved budget for 2021 on November 24th, 2020
3. **Letters from Owners and Board** – Unit 21 – electrical
Unit 23 – snow removal
Farmboy response Bobcat clearing driveways
4. **Snow Removal and number of visits for the contract:**
Barb checking with Cory at Farmboys regarding whether there are extra costs to have snow removed on driveways with bucket on front of bobcat.
5. **Boiler repair** – Wayne explained heat loss in condo on South side at East end (23, 21, &19) over Christmas. An igniter failed; GM Mechanical didn’t have one in stock. They took the one from the North side then returned every 12 hours to switch back and forth until business reopened after Christmas. GM Mechanical removed the igniter from their boiler until they could get one in. The part is only \$92.00, it was agreed it would be in our best interest to buy one to keep on hand should such an occurrence happen again.
 - * Moved by Janice
 - * Seconded by Bonnie
 - * Motion carried
6. **Contingency fund** – discussion to be continued at a later date

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7. **Upcoming Projects:**

- a) High pressure wash of all units – Barb will get a quote from Foothills cleaners
 - * Paul moved
 - * Wayne second
 - * Motion carried
 - b) South side mulch/gravel – discussion to possibly so retaining walls, to keep mulch/gravel in place, in 2021, then do mulch/gravel in 2022; or take out of Reserve Fund – possibility of using painting funds for 2021 – see below
8. **Reserve Plan for 2021** – Painting wood (n/a as there is very little wood, predominantly Hardy Board)
9. **Normac Renewal** – due October 21st, 2021 – Agreed at budget time.
10. **Incidental Purchasing/Spending** – All office supplies and any additional office expense request to go through Bonnie.
11. **Monthly Financials** –
- a) Operating Account – as at December 18, 2020 - \$18,000
 - January 2021 – net income \$1700
 - February 2021 – water bill comes in and will probably be a little higher
 - b) Reserve Fund Account - \$51,000
 - c) Investments - \$35,000 invest in GIC – propose to park it for 3 months (\$10,000) @ .25% interest in a redeemable GIC
12. Next meeting TBA

Meeting adjourned 11:49 a.m.