

CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

Minutes of Board Meeting

October 13, 2021 on Zoom

Attendees: Wayne Bulloch (Chair)
Robert Bernard
Sharon Bobier
Paul Blomfield
Janice Carlson

Meeting was called to order by Chair at 1:00 pm.

- 1. Appointment of Board Member to fill vacancy:** Barb Warner resigned from the Board effective October 13, 2021. Sharon Bobier has agreed to fill the position on the Board until the end of the term. Robert Bernard moved to confirm the appointment. Wayne Bulloch seconded the motion. Motion carried. The Chair welcomed Sharon to the Board and thanked her for being willing to volunteer.
- 2. Election of Officers:** It was proposed that Robert Bernard serve as President, Wayne Bulloch as Vice-President, Janice Carlson as Secretary-Treasurer with Sharon Bobier and Paul Blomfield serving as Members at Large. Paul Blomfield moved that these Officers be elected. Sharon Bobier seconded the motion. Motion carried.
- 3. Minutes of Board Meeting of June 25, 2021:** Robert Bernard moved that the Minutes of the June 25, 2021 Board Meeting be approved. Paul Blomfield seconded the motion. Motion Carried.
- 4. Business Arising from the Minutes of June 25, 2021:**
 - a. Replacement Igniter:** Wayne reported that it is being stored in the North Mechanical Room along with the pumps.
 - b. Using FAIM to do weeding:** Although FAIM had initially agreed to take on the weeding, they were unable to do so due to unforeseen transportation and Covid difficulties. The Board will definitely look at ways to support this organization in the future. Weeding on rear of south side units was completed by Farmboy Landscaping.
- 5. Email Votes Read into Minutes:**
 - a. August 2, 2021 -** Motion to accept quote from Somerset Tree Service for tree care. Moved by Wayne Bulloch. Seconded by Bonnie Grant. Motion carried.
 - b. September 1, 2021 -** Request from Unit owner to install retaining wall between firewall and edge of front flowerbed to prevent soil erosion. Moved to approve by Janice Carlson, Seconded by Barb Warner. Motion carried.

- c. **September 1, 2021**- Request from Unit owner to have electrical work performed in the garage by CodeRad Electrical. A permit will be obtained from Town of High River. Moved by Bonnie Grant, Seconded by Janice Carlson. Motion Carried with Wayne Bulloch abstaining.
- d. **September 27, 2021** – Request by Unit Owner for permission for a potential purchaser to bring a small dog. Proof of licence to be provided at time of sale. Moved to approve by Janice Carlson, Seconded by Wayne Bulloch. Motion Carried.
- e. **September 27, 2021** – Motion to approve suggestion by Unit Owner to install stucco wire and mulch on rear slope of his unit to see if it stops mulch washing away. Receipts for materials purchased will be reimbursed by the Corporation. Moved to approve by Robert Bernard, Seconded by Wayne Bulloch. Motion Carried.

6. Resolution for Change in Signing Authority at Servus Credit Union (High River, AB Branch):

A new Board of Directors for Condominium Corporation 1513108 (Sunvale Place Villas) was elected on September 24, 2021 at the Annual General Meeting. Subsequently, signing authority at the High River Branch of the Servus Credit Union for Bonita Grant is revoked as she is no longer a member of the Board. Signing authority for new Board Member Robert Bernard is being added.

On October 13, 2021, Barbara Warner resigned from the Board and Sharon Bobier was appointed to fill the vacancy until the end of the term. Signing authority at the High River Branch of the Servus Credit Union is revoked for Barbara Warner as she is no longer a member of the Board. Signing authority for new Board Member Sharon Bobier is being added.

All the Directors will have signing authority. Two signatures will continue to be required for any banking instruments (eg. Cheques).

All decisions of how the Accounts are managed will be made by majority vote of the Board of Directors (details attached).

Robert Bernard	President
Wayne Bulloch	Vice-President
Janice Carlson	Secretary-Treasurer
Sharon Bobier	
Paul Blomfield	

Each Director will have View Only access to Online Banking. No other Online Banking access will be set up at this time.

Wayne Bulloch moved that the Resolution be adopted. Paul Blomfield seconded the motion. Motion carried.

- 7. Renewal of contract for Farmboy Landscaping Services:** The current contract price has been in force since November 1, 2018 (past 3 years). The new contract will be in effect from November 1, 2021 for 2 years. The yearly contract price is increasing by \$762 (including GST) with snow removals under the contract increasing from 30 to 35. Robert Bernard moved to renew the contract at the proposed rate. Sharon Bobier seconded the motion. Motion carried.

8. **Next Meeting:** The Board will meet next on Wednesday, October 27, 2021 at 1:00 PM via Zoom primarily to discuss the 2022 Budget.

Meeting adjourned at 1:45 PM

Motion on October 18, 2021 to approve these Minutes:

Moved By WR Bulloch
Wayne Bulloch

Seconded By PM Blomfield
Paul Blomfield

Approved R. Bernard
Robert Bernard

Approved S. Bobier
Sharon Bobier

Approved Janice Carlson
Janice Carlson