

CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

Minutes of Board Meeting

November 18, 2021 on Zoom

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

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

1. Discussion of Outstanding Issues:

- a. Tree Management** – Two quotes have been received from Somerset Tree Management for suggested tree care in 2022. The preferred option (Estimate 4246) includes deep root fertilization of 106 trees and shrubs in spring and fall and up to 2 inspections for insects, diseases, etc. Wayne Bulloch moved that Estimate 4246 be accepted, Sharon Bobier seconded the motion and motion carried.
- b. Arbours & Downspouts** – Some owners purchased arbours and adjusted eavestroughs and downspouts accordingly. Other owners purchased their unit with the arbour already installed. Now that all units do have arbours, the Board continues to ponder whether maintenance of arbours and downspouts falls under owner responsibility like the storm doors or should be maintained by the Corporation as Common Property. A unanimous consensus could not be reached, and a decision was deferred until a future meeting to give everyone more time to evaluate. A question was also raised as to the value/feasibility of installing heat tape in the north facing eavestroughs of the south side units. Sharon and Wayne will investigate further.
- c. Decks** – At the AGM a question was raised about whether decks will be stained. The decks were built with treated lumber so that they would not require staining and therefore, there is no provision in the Reserve Fund Plan for deck maintenance. However, some owners have chosen to stain their decks. Therefore, any owner wishing to stain his/her deck must get written permission from the Board for the colour choice of the stain and will be responsible for subsequent maintenance if there is chipping, peeling, etc. of the stained surface.
- d. Handyman for small repairs** – Now that the complex is a few years old, the Board is aware of the need for a handyman who would be available on a call out basis for small repairs. Anyone we hire would need WCB and insurance. Robert Bernard has been researching several companies and will report back to the Board at the next meeting.

- 2. Insurance Quote:** BFL has provided a quote of \$18,675.00 plus financing of \$386.22 for a total insurance cost of \$19,061.22. The Alberta Condo Act requires that we insure for replacement value cost and due mainly to the increase in cost of construction materials, the appraised value for replacement cost increased by \$1,000,000 over 2020 which led to a 20% increase in the cost of our premium. Attempts

were made last year to obtain a quote from another broker but fewer insurance brokers are selling insurance to Condo Corporations. Wayne Bulloch moved that we accept the quote from BFL, Paul Blomfield seconded the motion and the motion carried.

- 3. Finalize 2022 Budget:** With the increase to the cost of insurance and nowhere to make further cuts to the budget, the Chair asked for a motion to accept the proposed Budget with an increase of condo fees to \$410 for 2022. Sharon Bobier moved that the Budget be accepted, Wayne Bulloch seconded the motion and the motion carried.
- 4. Reinvest Maturing GIC:** The Treasurer presented the options for renewing the maturing investment of \$25,000 in the Reserve Fund. After discussion, Janice Carlson moved that the \$25,362.50 plus interest plus \$15,000 from the Reserve Fund Savings account be invested in an 18-month Rewriteable GIC at 0.80%. Paul Blomfield seconded the motion and motion carried.
- 5. Other Business:**
 - a.** A crack in the roadway toward the east side seems to be opening up. Wayne has contacted Federal Sealing Services and they will be brought out in the spring to repair.
 - b.** Our Bylaws are now out of date with the Alberta Condo Act and are difficult to read and understand. Sharon Bobier offered to attempt revising them using the new Standard Bylaws as a guide. We would still need to have a lawyer review them before presenting them to the owners for adoption but this groundwork would potentially save us thousands of dollars. The Board gave her a definite green light to proceed.
 - c.** Seasonal Decorations: Robert will send a reminder letter on cord safety and ensuring there are no obstructions to snow removal in the seasonal decorations going up around the complex.

Meeting Adjourned at 2:20 PM