

**CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas**

**Minutes of Board Meeting**

**June 28, 2023**

**Attendees:** Wayne Bulloch (Chair)  
Patsy Billey  
Paul Blomfield  
Janice Carlson  
Jessie Mackenzie

**Meeting was called to order by Chair at 1:05 pm.**

**1. Email Votes Read into Minutes:**

- a) On May 17, 2023, by email vote, the Board approved the Minutes of the May 11, 2023 Board Meeting. Wayne Bulloch moved that the Minutes be approved, Jessie Mackenzie seconded and the motion carried (4 votes in favour, 1 absent).
- b) On May 18, 2023, by email vote, the Board approved a request by owner to set up two flower planters on common property near the entrance. Moved by Wayne Bulloch, seconded by Jessie Mackenzie. Motion carried (4 votes in favour, 1 absent).
- c) On June 9, 2023, by text and phone, the Board approved the purchase and installation of flower pots on each side of the entrance. Moved by Jessie Mackenzie, seconded by Wayne Bulloch, 4 votes in favour, 1 opposed (Janice Carlson). Motion carried.

2. **Financial Update:** The Treasurer provided a projected Revenue/Expense report for June 30, 2023. It showed a projected year to date deficit of \$3,905. We had retained earnings at the end of 2022 of \$9,000 so we still have cash in the bank. However, with \$2,000 in vandalism fence repairs as well as \$800 in over budget snow removal expenses due to ice conditions in the spring, we do not have any leeway left in our budget for 2023.

**3. Maintenance Updates:**

- a. **Window washing south side** – completed June 15, 2023
- b. **Dryer Vent cleaning** – scheduled for June 30, 2023
- c. **Plumbing leak in Unit** – leak was found above the walk-in shower where the plastic joins the copper. Leak has been repaired, waiting to complete drywall.
- d. **Rear door window fogging up** – one quote was received to replace the window at a cost of \$1,000. Replacing the complete door will probably be less expensive. Wayne will follow up with Plygem.
- e. **Units 8 and 3 eavestrough leaks** – several eavestroughs were repaired during the roof inspection. Follow up will still be done to spray a seal on these leaks.

- f. **Roof issues** – Hamish Mackenzie inspected the roof and found it to be in good condition. Some flashing along the firewall was reattached. A presale home inspection reported that a vent was missing a grate. Several dryer vents were checked and none of them had grates. When the dryer vent technician is onsite, it will be verified if this is to Code.
- g. **Concrete repair** – This is not an urgent repair and will be postponed until next year.
- h. **Tree removal and replacement in front of Units 11, 13, 20.** Arborist is working to obtain replacement trees. No results yet.
- i. **MacKillop Roundup Application** – Due to the hard work of volunteers on the North side and weed spraying by a volunteer, no Roundup application will be required this spring in the mulched and gravel areas.

4. **Fence Vandalism:**

The fence was vandalised again on June 24<sup>th</sup> weekend. Repairs were done and a cement block was placed under the fence to make the panels more secure. We may need to look at bracing the fence in various sections where the bottom rail is sagging or look at adding a rail halfway down.

5. **Review of Current Rules:** The Current Rules were discussed, and a consensus reached on changes that needed to be made. The Secretary will provide a Draft set of new Rules to be voted on by the Board (including a new rule on Arbor Decoration) through an email vote.

6. **Other Business:**

**Emergency Exit Gates** – A vehicle that was parking illegally in front of the exit gates was reported to Town of High River Bylaw Infractions. The Sheriff immediately visited the site, took photos, and contacted the owner of the vehicle. No further infractions have been observed.

**Patio Covers** - Some owners have expressed an interest in installing patio covers. Information and photos were submitted by Patsy Billey. It was noted that this would substantially impact the appearance of our complex and it was unclear how it might affect neighbours if one side was covered, and one was not. More investigation is required.

**Work by Volunteers** – Several owners have done tremendous work to weed and edge the north side, spray weeds throughout the complex, look after the entrance flower planters, inspect the roof, and more. It was agreed that an email be sent out to thank everyone who had a share.

**North Side Hot Water Pump** – GM Mechanical reported that the return temperature for hot water was lower than normal on their last inspection. This may be an indication that the pump is beginning to fail and will be monitored. It was suggested that GM be contacted regarding the availability of a new pump if replacement should become necessary.

**Meeting adjourned at 2:15 PM**