

CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

Minutes of Board Meeting

September 7, 2023

Attendees: Wayne Bulloch (Chair)
Patsy Billey
Paul Blomfield
Jessie Mackenzie
Barb Warner

Meeting was called to order by Chair at 12:52 pm.

1. Email Votes Read into Minutes:

- a) On July 12, 2023, by email vote, the Board approved the Minutes of the June 28, 2023, Board Meeting. Paul Blomfield moved that the Minutes be approved, Wayne Bulloch seconded, and the motion carried (4 votes in favor, 1 absent).
- b) On July 17, 2023, by email vote, the Board approved to fill a board seat vacated by Janice Carlson, Secretary/Treasurer with Barb Warner, as per Bylaw 11. Moved by Wayne Bulloch, seconded by Jessie Mackenzie. Motion carried (4 votes in favor, 1 abstained).
- c) On August 19, 2023, by email vote, the Board approved the re-investment of non-redeemable GIC investment due August 31, 2023, for 18 months non-redeemable at 5.1%. Moved by Wayne Bulloch, seconded by Barb Warner (3 votes in favor, 1 against and 1 absent)

2. Landscaping Contract: Jessie MacKenzie requested and received three (3) quotes for future landscaping contract; **SBI Landscaping** \$3000+, **Dirty Birdy** \$2158.80 and **Farmboy** \$1233.00, monthly. Moved by Jessie MacKenzie and seconded by Patsy Billey, we signed with Farmboy for two (2) years. Motion carried (5 in favor).

Once the contract is signed, we will discuss the use of snowblowers in place of bobcat, bobcat to be used only after authorization. This contract includes extra removal days, now 40.

3. **Garbage Disposal:** Patsy Billey received a quote from **Kodiak Disposal**, cost of \$58.00 +GST per dump and will bring in clean container each time. Motion by Jessie MacKenzie, seconded by Paul Blomfield to accept **Kodiak Disposal**. (5 in favor). **TNT** will be contacted and advised that their service will no longer be required after September 28, 2023.
4. **Handyperson:** Barb Warner informed the board that we can have a regular Handyperson for our complex, Dean Martens of **Deanos Construction**, rates will be \$60.00 per hour for one man job, and \$100.00 per hour for two-man job. Motion by Wayne Bulloch, seconded by Barb Warner we accept **Deanos Construction**. (5 in favor)
5. **Tenant requesting flags for door:** it was determined we require more information, letter will be sent to Laurie Ross to get clarification.

6. Maintenance Updates:

- a. **Dryer vent cleaning # 15** – job completed.
- b. **Plumbing leak in # 17** – leak found and gyprock to be completed next week.
- c. **Rear door window fogging up** – window purchased from Home Depot, owner to contact handyperson to install.
- d. **Nick in garage frame #16** – Wayne Bulloch spoke with owner, no structural damage, they will touch up paint.
- e. **Hole in siding #8** – Siding strip will have to be replaced, job for handyperson.
- f. **Condition of trees** – Unit #1 concerned with condition of trees, Arborist looked at them, nothing to be concerned with,
- g. **Tree care** – several trees will have branches trimmed to 5' umbrella, one being on south side, entrance, graveled egress area. Green ash on south side to be pruned and double leader trimmed.
- h. **Tree replacement** – Arborist feels we should leave the three trees as is and check next year, at present they are healthy.
- i. **Down spout** – Unit #17 requires an addition to down spout to eliminate ice in the driveway in winter.

Other Business:

Mechanical contract – Wayne Bulloch will seek out three quotes, including present provider, for next year service.

Next meeting October 17, 2023, Budget prep

Motion to adjourn, moved by Jessie MacKenzie, seconded by Barb Warner

Meeting adjourned at 2:15 PM