

CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

Minutes of Board Meeting

March 17, 2025

Attendees: Barb Warner (Chair)
Paul Blomfield
Wayne Bulloch
Janice Carlson
Jessie Mackenzie

Meeting was called to order by Chair at 2:10pm.

1. Email Votes Read into Minutes:

- a) On January 30, 2025, the Minutes of the January 17, 2025 meeting were approved by email vote. Moved by Paul Blomfield, seconded by Barb Warner, 4 votes in favour, 1 absent.
- b) On February 5, 2025, it was approved by email vote to invest \$44,000 of Reserve Fund monies in a 28 month non-redeemable GIC at an interest rate of 3.5%. Moved by Jessie Mackenzie, seconded by Wayne Bulloch, 5 votes in favour.

2. Request from Owner: Unit 13 has requested Board Approval for a small dog. Janice Carlson moved that approval be given, Jessie Mackenzie seconded the motion, 4 votes in favour, one abstained.

3. Reports:

- a) **Financial:** Janice Carlson was unable to provide a current Financial update as the 2024 audit is still in process. She reported that all expenses so far have been routine.
- b) **Maintenance:** Wayne Bulloch reported that he had met with GM Mechanical to discuss two areas where we felt they had not met expectations. They explained that they had missed the fall inspection date due to scheduling having been moved to a company they had recently purchased in Okotoks. A correction has been made.

They will follow up on the floor heating valve that was not available when required. An estimate for the part will be provided and we will look at keeping an extra one on site. When an owner purchased the needed part in Calgary, a suggestion was made that we look at whether the infloor heating valves are properly ventilated or if heat buildup is causing valves to fail. Wayne will ask GM Mechanical for a second opinion.

Wayne reported that he checked the mechanical rooms last week and hot water is going out at 135 degrees and returning at 120 degrees. The floor heat is going out at 125 degrees and returning at 115 degrees. These numbers are consistent with previous years.

- c) **Landscaping/snow removal:** Jessie reported that she had met with Farmboy and discussed concerns with how the snow was ending up at the ends of driveways and impacting the

roadway. They will give instructions to remove/blow it onto lawns and not onto the road. Also, a bobcat has been brushing the edges of the roadway to keep a walking path clear. Jessie will doublecheck that this is being done as contract work and we are not being charged extra for the brushing.

- d) **Handyman (on site work):** Barb Warner reported that the handyman repaired areas around two roof vents as water was leaking into microwaves. The repairs appear to be working but have not yet really been tested as we haven't had significant snow or rain since the repairs.

During the last snow melt, pictures were taken to identify units with leaking eavestroughs. Two of our local handmen (Fritz and Bob) have now wrapped those eavestroughs with transparent Pro Duct tape. It is a low cost experiment as leaks continue to be an issue.

4. **Update Rules:** It was observed that the current Rule on Flags was outdated given current sentiments. After discussion the Board agreed on the following:

In lieu of a decoration as outlined in the Rule on Arbor Decoration, an official Canadian flag may be installed on the arbor without written permission from the Board. Any other types of flags will require written approval from the Board before installation per Bylaw XI 62 (b) (xxxiv).

The owner will be responsible for expenses incurred to repair and/or replace the arbor for any damage caused by the flag including (but not restricted to) chipping, staining, wind damage, etc.

Barb Warner moved that the Rule be so amended, Wayne Bulloch seconded the motion, 4 votes in favour, 1 abstained.

5. **AGM Planning:** Barb Warner confirmed that the AGM is confirmed for April 24, 2025 at 7:00 PM at Oddfellows Hall. The Notice of Meeting and attachments will be sent out on Friday March 21, 2025. It was noted that we are unlikely to have the Financial Report from the Auditor by Friday so it will have to be provided to owners in a separate email.

None of the Board members had concerns that needed to be addressed at the AGM outside of the normal reporting.

Meeting adjourned at 3:20 PM