

CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

Minutes of Board Meeting

May 30, 2025

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

Meeting was called to order by Chair at 2:05 PM

1. **Approval of Minutes:** Jessie Mackenzie moved that the Minutes of the Board Meetings on March 17, 2025 and April 25, 2025 be approved. Wayne Bulloch seconded the motion. Motion passed unanimously.

2. **Email Votes to be Read into Minutes:**

March 25, 2025 – Approval of Murray Hunter Financial Statements. Moved by Janice Carlson, seconded by Barb Warner, motion carried with 5 votes in favour.

April 4, 2025 – Approval to reinvest maturing GIC in the amount of \$32,110 (plus interest) in a 2 year non-redeemable GIC at 3.10% interest. Moved by Paul Blomfield, seconded by Barb Warner, motion carried with 5 votes in favour.

April 30, 2025 – Approval to accept quote from Dryer Vent Wizard of \$71.99 per unit plus GST. Moved by Wayne Bulloch, seconded by Barb Warner, motion carried with 5 votes in favour. Cleaning is scheduled for June 13, 2025 and owners and tenants have been informed.

May 9, 2025 – Approval for Hamish Mackenzie to install a retaining border on the south side to keep mulch contained. Cost estimated at \$398.

May 11, 2025 – Approval to allow an Alberta flag instead of a Canadian flag to be installed on the arbour.

3. **Financial Report:** Janice Carlson reported that finances are in good shape with no unexpected costs so far in 2025. Natural Gas is over the monthly budgeted amount which is normal at this time of year. We will not see the full impact of the cancellation of the carbon tax until the April 15 – May 15 invoice which will be sent around June 12, 2025.
4. **Maturing GIC:** A GiC in the amount of \$21,715 will mature on July 25th and there is currently over \$36,000 in the Reserve Fund Savings at 1.45% interest. After discussion, the recommendation was made that we invest \$30,000 from the Reserve Fund Savings immediately and then use the GIC that matures in July to pay for any Reserve Fund expenses incurred this summer (mulch, etc.). Barb moved that we invest \$30,000 from RF Savings into a 16 month GIC at 3.05% interest. Paul seconded the motion and the motion carried with 5 votes in favour.

5. **Maintenance Report:** Wayne Bulloch reported that he has not had any success finding someone to inspect and potentially clean our sewer drains in the roadway. Jessie Mackenzie said recommended trying Shawnee in Cayley and Wayne will follow up with them.
6. **Landscaping Report:** Quotes to refresh the mulch on the North and South sides have been received. Now that the retaining border had been installed on the south side and mulch has been raked up from where it had collected at the bottom of the slope, a full replacement of mulch may not be needed. After some discussion and a walk around, it was determined that since not all units on the south side require new mulch and there is only a need for mulch along the fence on the North side (not in the beds near the decks), new quotes would be obtained.

Entranceway: Jessie reported that work on cleaning up the entranceway is progressing. She requested approval to use mulch instead of rock for the newly planted vegetation. Janice Carlson moved that her request be approved. Wayne Bulloch seconded the motion, and the motion carried. On the walk around, some concern was expressed that the walkway to the Mechanical rooms would remain accessible and Jessie confirmed that was in the plan.

7. **Letter from Owner:** An owner has written expressing concern over the esthetic of the flower planters at the entrance and asking if they could be painted. The Board discussed the request and looked at the planters in question. It was decided that the new vegetation may mostly conceal the planters from view, with flowers already planted it would not be possible to paint them this spring, and it is difficult to please all owners with choice of planter, colours, etc. This information will be conveyed to the owner and the Board will keep this in mind next spring when deciding if the planters need to be painted or replaced.
8. **Other Business:** Janice Carlson raised the question of the annual window washing of inaccessible windows (per the Bylaws). It was agreed that she would get quotes for the cleaning of the primary bedroom windows on the South Side where ladders are not safe.

Meeting adjourned at 3:00 PM.