

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

**Minutes of Board Meeting**

**September 8, 2025**

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

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

1. **Approval of Minutes:** Jessie Mackenzie moved that the Minutes of the Board Meetings on May 30, 2025 be approved. Wayne Bulloch seconded the motion. Motion passed unanimously.

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

**June 2, 2025** - Approval to invest \$30,000 from the RF Savings into a 2-year non-redeemable GIC at 3.2%. The investment product resolved on at the meeting of May 31, 2025 was no longer available in June. Moved by Paul Blomfield, seconded by Wayne Bulloch, 5 votes in favour. Motion carried.

**June 12, 2025** - Approval of owner request to place to place 3 - 16" x 2" square paving stones butted up against one another in the flower bed to place flower pots. The paving stones will be recessed so that they are flush with the sidewalk. Grass will grow back in any exposed areas. Moved by Barb Warner, seconded by Janice Carlson, 5 votes in favour. Motion carried.

**July 24, 2025** - Approval to accept quote from Rocky Mountain Window Cleaning of \$238.84 (including GST) to clean 12 inaccessible windows on the South side. Moved by Wayne Bulloch, seconded by Barb Warner, 4 votes in favour, 1 recused. Motion carried.

**July 28, 2025** - Approval to accept quote 5008 from Farmboy Landscaping in the amount of \$7,342.80 to mulch the north and south sides with cedar bark. Moved by Janice Carlson, seconded by Wayne Bulloch, 3 votes in favour (2 no reply). Motion carried.

**August 5, 2025** - Approval for owner to hold a garage sale on September 5, 2025 from 5:00 pm – 8:00 pm and September 6, 2025 from 9:00 am – 3:00 pm. (Note: date was later modified to September 12 & 13, 2025). Moved by Wayne Bulloch, seconded by Paul Blomfield, 5 votes in favour. Motion carried.

**August 18, 2025** - Approval to reinvest maturing GIC of \$40,000 plus \$15,000 from Reserve Fund Savings into a non-redeemable GIC for 18 months at 3.35% interest. Moved by Wayne Bulloch, seconded by Jessie Mackenzie, 5 votes in favour. Motion carried.

**August 21, 2025** - Approval to accept the quote from Shawnee Excavating to vacuum the storm drain. Moved by Wayne Bulloch, seconded by Jessie Mackenzie, 5 votes in favour. Motion carried.

3. **Financial Report:** Janice Carlson reported that finances are still in good shape with no unexpected costs so far in 2025. We are starting to see the impact of the cancellation of the Carbon Tax on our Natural Gas budget.
4. **Maintenance Report:** Wayne Bulloch reported that he recently checked the Mechanical Rooms and there were no apparent leaks. Return temperatures on hot water return and floor heat return are good.

The watering hose on the north side mechanical room has some small leaks and should be replaced next spring.

He also requested that Jessie ask Farmboy to check the sprinkler on the south end of the north side mechanical room. A patch of grass is turning brown and he has been watering it by hand.

5. **Landscaping Report:** Jessie Mackenzie reported the mulch project has been completed and everything looks good.

## 6. **New Business:**

- a) **Canopy for decks** – How to provide shade for the decks – especially the South side – continues to be a concern. A light canopy was tested but it quickly tore in the wind. An owner has proposed a solid year-round structure that would need to be bolted to both the concrete patio and the deck. This proposal raises many questions. What would it look like if some decks had the canopy and some did not? What effect would it have on neighboring decks? What steps would need to be taken to hold the owner and possible future owners accountable for any damage to the patio and/or deck. How would it affect future maintenance of the deck? It was decided that an attempt will be made to show what it would do to the building esthetic and the suggestion will be discussed further at the AGM in the spring.
- b) **Streetlights (sensor positioning and cost of bulbs)** – Concern has been expressed about the length of time the streetlights remain on in the morning and the potential added expense in electricity and the shortened life expectancy of bulbs. At the end of the meeting, the Board members looked at the current sensor position. Wayne explained that when this issue came up in 2018, the installer said that, although the current position may not be optimal, it is the best solution so the sensor is not affected by ambient light. Wayne will follow up with GM Mechanical as to cost of bulb/fixture replacement.
- c) **Insurance** – Janice Carlson reported that we are still in a good position financially to contemplate paying our insurance up front instead of financing when it is renewed on November 30, 2025. Eliminating financing costs would save approximately \$800 in interest which works out to \$3.00/month/condo owner in fees. If we go that route, we will need to be diligent about putting money aside throughout the year to save for the following year's insurance expense.
- d) **Contracts** – Current contracts with Farmboy Landscaping and GM Mechanical were discussed. Our 2-year contract with Farmboy is up for renewal on November 1, 2025. Jessie will discuss with them whether it would be advantageous to also contract with them for tree fertilization and pruning. GM Mechanical have had some performance issues due to transitioning some administration to Okotoks. We will wait and see if performance

improves. We have no contract with Containaway but have a written price guarantee for another year.

7. **Meeting Adjourned:** Wayne Bulloch moved that the meeting be adjourned. Janice Carlson seconded the motion and meeting adjourned at 2:30 PM.