

CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

Minutes of Board Meeting

January 14, 2026

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

Meeting was called to order by Chair at 2:10 PM

1. **Approval of Minutes:** Wayne Bulloch moved that the Minutes of the Board Meeting on November 7, 2025 be approved. Barb Warner seconded the motion. Motion passed unanimously.
2. **Email Votes Read into Minutes:**
 - a) On November 17, 2025, purchase of insurance from BFL was approved for the period Nov 30, 2025 – Nov 30, 2026 at a cost of \$19,630 to be paid in 3 equal installments on November 30, 2025, December 31, 2025 and January 31, 2026. Moved by Jessie Mackenzie, seconded by Paul Blomfield. Motion carried unanimously.
 - b) On November 24, 2025, the proposed 2026 Budget was approved, keeping Condo Contributions to \$470/month. Moved by Barb Warner, seconded by Jessie Mackenzie. Motion carried unanimously.
3. **Reports:**
 - a) **Financial:** Janice Carlson reported that the end of year financial situation looked good. Payment to BFL Insurance for 2025-26 coverage should not require accessing the \$15,000 contingency amount. Final financial statements would not be available until the Enmax invoice to cover Natural Gas and Electricity from December 15-31 arrives on February 12, 2026. The only area of concern is a significant increase in water consumption on the south side. It was agreed that the South Side owners and tenants would be asked to check their toilets and sinks for leaks as an initial step to determine why this is happening.
 - b) **Mechanical:** Wayne Bulloch reported that the readings are normal in both Mechanical Rooms.
 - c) **Snow Removal:** Jessie Mackenzie reported that Farmboy had been contacted about the snow and gravel that had been deposited on some lawns during the last removal. They will remind operators to try and keep snow deposit to the proscribed area beside the garbage

4. **Malfunctioning Street Light:** The North side streetlight in front of Units 16 & 18 has been working intermittently. GM Mechanical inspected it and did some cleanup. At the time of the meeting, it was working. GM provided an estimate of replacing one streetlight and the cost to replace all of them. It was decided to postpone replacing all the streetlights until it becomes obvious that they are reaching end of life. If the current problem streetlight fails again, Paul Blomfield moved that it be repaired or replaced as required. Janice Carlson seconded the motion and it was approved unanimously. If another streetlight fails, a decision as to whether they should all be replaced will be taken at that time.
5. **Safety Concerns:**
 - a) **Emergency Exit** -There have been a couple of incidents of vehicles parking on 20 Street in front of the Emergency Exit. Rowan House is trying to make their employees and clientele more aware of the need to keep that exit clear. They have offered to put up an additional sign as well as to speak to Town of High River about marking the curb at the exit. Janice will contact them and let them know that the Board appreciates their offer and approves them taking these steps to increase the visibility of the Exit.
 - b) **Access to Residences in an Emergency** – Barb Warner reported that in a recent emergency, where a resident had fallen and could not get up, paramedics had to break through the front door to reach the patient. She has researched a few options to provide quicker access in an emergency eg. a Master Key could be kept in a lock box on the South Side Mechanical Room Door. It was decided to consult owners at the next AGM and get feedback.

Meeting Adjourned at 3:00 PM