

CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

Minutes of Board Meeting

April 7, 2026

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

Meeting was called to order by Chair at 2:00 PM

1. **Approval of Minutes:** Wayne Bulloch moved that the Minutes of the Board Meeting on January 14, 2026 be approved. Paul Blomfield seconded the motion. Motion passed unanimously.

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

a) Following approval of the quote from GM Mechanical to replace the streetlight in front of Units 16 & 18 which was given on January 14, 2026, an additional (lower) quote was received from Gravity Electric. GM Mechanical reduced their quoted price by \$50 and it was decided to proceed with them as they had done the initial inspection/cleaning. On February 5, 2026, Wayne Bulloch moved to proceed with GM Mechanical, Janice Carlson seconded the motion. 4 votes in favour, 1 absent.

b) On March 23, 2026, Paul Blomfield moved to accept the Financial Statements from Murray Hunter for Fiscal 2025. Barb Warner seconded the motion. 5 votes in favour.

3. **Reports:**

a) **Financial:** Janice Carlson reported that all accounts are in good standing. A monthly transfer of \$1,500 has been set up to ensure funds are retained for the insurance in November 2026.. Prepayment of insurance has saved approximately \$800 in financing costs. Contain-A-Way is adding a \$6.50 surcharge for fuel until gas prices go back down.

Increased water consumption, especially on the south side, continues to be of concern. Janice explained that there was an increase of 22% in consumption from Jan/Feb 2025 to Jan/Feb 2026. She would like to confirm that everyone has performed the “dye test” for leaks and then contact Town of High River to check on whether the meter is defective. It was agreed that this would be discussed at the AGM.

The Condominium Act states that financial documents must be kept for 7 years after completion. The files from 2017 and 2018 have reached that completion date. There was consensus that the hard copies could now be destroyed but the electronic files should be kept.

b) **Maintenance:** Wayne Bulloch reported that the readings are normal in both Mechanical Rooms. GM should be doing their spring inspection soon. The roadway will need some crack sealing this year and he will proceed with getting quotes. There are some eavestrough drips

that need to be addressed. This seems to be a continual problem and may be due partly to the fact that downspouts were not installed uniformly when arbour's were added. Wayne will look at getting quotes to reconfigure all of them. In the meantime, our volunteers will try and do repairs to mitigate the leaks.

Repairs: We are waiting for warmer weather to replace the front door on one unit and replace the window on a unit's rear door.

- c) **Landscaping/Snow Removal:** Barb Warner reported on behalf of Jessie Mackenzie that Farmboy has been responsive in dealing with any issues or oversights. She noted that a juniper bush at the entrance has died and needs to be replaced. Wayne Bulloch moved that Jessie be authorized to go ahead with removal and replacement. Barb Warner seconded the motion. 4 votes in favour.
4. **Fibre Optic Project:** The Design Proposal was discussed and one concern was raised regarding the placement of the "vault" in the south east corner. Janice will follow up with JIP Telecom. Once this concern is addressed, the Board will vote electronically on the proposal. JIP Telecom had originally proposed an install date in May 2026, but due to having another project pushed back they are able to start the week of April 13, 2026 if the proposal is approved.
 5. **Upcoming AGM:** There was discussion of information to be shared at the AGM.

Meeting adjourned at 3:04 PM