

CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

Minutes of Board Meeting

May 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:** Jessie Mackenzie moved that the Minutes of the Board Meeting on April 7, 2026 be approved. Paul Blomfield seconded the motion. Motion passed unanimously.
2. **Electronic Votes Read into Minutes:**
 - a) On April 10, 2026 Janice Carlson moved that the revised design proposal by JIP Telecom (with the vault relocated to east of Unit 23) be accepted. Motion was seconded by Wayne Bulloch. 4 votes in favour, 1 absent.
 - b) On April 28, 2026, Janice Carlson moved that the quote from All Star Paving for crack sealing in the amount of \$1,197 be approved. Wayne Bulloch seconded the motion. 4 votes in favour. 1 absent.
3. **Election of Officers:** Subsequent to the AGM, the following officers were proposed:

Barb Warner – President

Jessie Mackenzie – Vice-President

Janice Carlson – Secretary-Treasurer

Jessie Mackenzie moved to accept the election of all three officers. Wayne Bulloch seconded the motion. Motion passed unanimously.

4. Reports:

- a) **Financial:** Janice Carlson reported that all accounts are in good standing. The Town of High River water bill for March 1 – April 30 shows another jump in water consumption. She will contact Town of High River and ask that the water meter be checked.
- b) **Maintenance:** Wayne Bulloch reported that GM Mechanical has performed their spring inspection. He was asked if they had reset the temperature for summer activation. The invoice notes do not indicate if this was done and he will follow up.
- c) **Landscaping:** Jessie reported that irrigation will start up on Saturday. During the irrigation startup, Farmboy repaired 3 heads near Unit 23. A leak was discovered and repaired behind Unit 18. They also informed us that irrigation is still ongoing outside the fence along 21st

street. Hamish has volunteered to look after shutting those off. Also, a small adjustment was made to an irrigation head behind Unit 18.

Gravel brushing has been completed. Fertilization of grass and trees will be completed soon.

5. **Upcoming work:**

- a) The building exterior and the fence are due for cleaning, however, with the ongoing dust from construction, it was decided to reassess in the fall.
- b) **Window cleaning:** The consensus was to go ahead with Rocky Mountain Window Cleaning who performed the work last year if they could perform the work for the same cost. Janice agreed to follow up with them and schedule.
- c) **Downspouts:** Quotes have been received to redo the downspouts over the front arbors but they all seem excessive. Hamish Mackenzie and Bent Thomsen are willing to do the work. Concern has been expressed about the risk for volunteer workers, especially when a ladder is needed. After some discussion, a consensus was reached and a motion was put forward to proceed with volunteers for the reconfiguring of the downspouts with the requirement that a waiver of liability be signed and that there would always be two persons on site for ladder safety. Wayne Bulloch moved and Janice Carlson seconded the motion. Motion passed unanimously.
- d) **Rear Door:** Barb Warner requested approval to proceed with replacement of a rear patio door window with a broken seal. Jessie Mackenzie moved and Wayne Bulloch seconded. Motion passed unanimously.
- e) **Paint on rear door (South Side):** A resident has reported that their rear door needs paint. Follow up is required to see if this is a maintenance issue for other doors.
- f) **Walk around:** A walk-around of the entire property is scheduled for Friday, June 12th at 2:00 PM.

6. **Motion to Adjourn:** Jessie Mackenzie moved, Wayne Bulloch seconded and motion passed unanimously.

Meeting adjourned at 3:16 PM