

ESTATES VILLAGE
Condominium Plan No. 942-3847
Minutes of Meeting of the Board

Location: #418, 9945-50 Street Edmonton, AB (Skyline Property Management Inc.)

Date: Thursday, March 28, 2024

Time: 9:30 AM

*****NOTE TO READER**** The following Minutes reflect a Unit's Legal Address, except in Item 1.

1. Establish Quorum

(Present)

David Holehouse – Unit 19

Carolle Ebertz – Unit 6

Peter Gilbody – Unit 46

Alain Brosseau – Unit 22

Brian Brown – Unit 29

Marlene Freinbichler – Unit 17

Joy Wallace – Skyline Property Management Inc.

2. Call to Order

David Holehouse called meeting to order: 9:32 AM

3. Guests and Delegations

None

4. Approval / Additions to the Agenda

Motion to approve agenda: Peter Gilbody / Brian Brown

CARRIED

5. Approval / Amendments of Meeting Minutes

a) Meeting Minutes of February 29, 2024

Motion to approve meeting minutes: Marlene Freinbichler / Brian Brown

CARRIED

6. Financials

a) February 29, 2024 Financial Statement

Operating \$112,005.89

Reserve \$698,226.89

Expense \$10,700.40

Motion to approve February 29, 2024 financial statement: Brian Brown / Carolle Ebertz

CARRIED

b) Arrears: None

c) B2B: Peter Gilbody reported that we have 2 maturing GIC's coming up in April that we should invest via B2B banking. 3 days later there is another maturing GIC with MCan

d) GIC Discussion: Peter Gilbody put forward information on proceeding with upcoming maturing GIC's

e) 2024/2025 Budget: Required to go out to owners for June 1st. Joy Wallace to look into HOA fees. Joy Wallace reported that she will have draft of budget done up for April 5th. This will be up for discussion on April 25, 2024 Meeting.

f) Insurance Renewal: Is due April 1, 2024. Had discussion on increasing the deductible to \$50,000.

Motion to increase deductible from \$25,000 to \$50,000: Brian Brown / Peter Gilbody

CARRIED

After review of insurance companies, Board agreed to proceed with Gallagher Insurance

7. Ratification of Approved Motions via Email

None

8. Old Business

a) Maintenance Spreadsheet review:

Window repaired (legal 41)

Front step needs to be leveled (legal 12)

Sidewalk cracks left from Proconsul (warranty issue)

Additional maintenance issues discussed:

Clarification on maintenance form procedures

Contractor / Property Manager communications with owners

Shoddy contractors / companies to be put on no hire list

Regulations put in place with owners/common areas (fixing, changing, etc.) without permission from Board.

- b) Strathcona County Utilities Statutory Right of Way:
Discussion on upcoming meeting with owners for information evening, which has been set up for April 4, 2024.
David Holehouse will prepare agenda for meeting.
Joy Wallace will send out notice to owners.
- c) Elevated cables legal 53 – Joy has escalated this with Telus (Maintenance Division) and will get out to site next week. Will report further next meeting.

9. New Business

- a) 2024/2025 Grounds/Snow Removal:
Discussion on summer grounds care and costs. Reviewed quote from Solstice and it was agreed that we renew their contract, as we are very happy with their services.
Motioned by David Holehouse / Brian Brown
CARRIED
Discussion on renewing contract with Park Landscaping for snow removal.
Motioned by David Holehouse / Marlene Freinbichler
CARRIED
Move forward with street cleaning for first week in April.
- b) Pet permission required at legal 22 (one notice has already been sent out, but no response).
- c) Update on current gift certificates from Salisbury Greenhouse (current amount \$1100.83) Estates Village receives \$750 per year for sign placement on our property. Agreement with Salisbury Greenhouse expires on August 31, 2024. Discussion took place on renewing for another 5 years.
- d) Social events: Marlene Freinbichler reported that another social will be planned for April 9, 2024 at Brown's Social House (Sherwood Park). Marlene will coordinate event.
Marlene Freinbichler put forward a proposal that we have another community garage sale for this summer. Also, for owners to be able to utilize our Estates Village Newsletter for posting items "for sale & give away".
- e) Speeding in complex: A discussion took place on the increasing problem of speeding in the complex. Some ideas were put forward for prevention and dealing with offenders of this.

10. Correspondence Received

Sidewalk cracks at legal 44

11. Newsletter Items

Brian Brown to put out Newsletter for April 2024

12.Next Meeting

Date: Thursday, April 25, 2024

Time: 9:30 AM

Place: #418, 9945-50 Street Edmonton, AB (Skyline Property Management Inc.)

13.Adjournment

David Holehouse adjourned meeting at 11:38 AM

14.Tabled / Pending Items

B2B Bank (GIC Accounts)

Waterline proposal (discussion on input from owners meeting)

Spring walk around

2024/2025 Budget