

**Minutes of the Board**  
**Condominium Corporation 0221097**  
**The Edge at Blackburne**

**Held:** Monday, April 30, 2018 at 7:00 PM.

**Call to Order**

Meeting called to order at 7:05 pm.

**Minutes of the Last Meeting**

Motion to accept the minutes from the January 12, 2018 Board meeting. Seconded. Carried.

**Financial Report**

The financial statements were reviewed for December 2017, January, February and March 2018. Question asked about moving the capital expenditures from the income statement to reduce the negative balance as the funds were paid from the reserve fund. In addition, the Board asked about the credit under general repairs. Joel Helm will follow up with the Board's questions. Motion to accept the financial statements as presented. Seconded. Carried

**Business Arising from the Minutes**

- a. **Fence and deck assessment** – Joel Helm advised that the fence repairs have been completed. The Board asked that the rear decks be inspected and an estimate provided for repairs. Painting on replaced deck boards should wait for more than one year to ensure that paint adheres to the pressure treated wood. The Board also requested that the front porches be assessed (units 11,12,13 and 14). Joel Helm to follow up with the contractor that completed the work on the porches that were replaced previously.
- b. **Pet Agreements** – #28 pet agreement was not received. The Board will continue to monitor as no pet has been witnessed from the unit.
- c. **Grip Strips** – The Board asked to continue putting on the grip strips.
- d. **Pothole/manhole repair** – Joel Helm reviewed the estimates from contractors to repair the areas around the catch basins. Motion to hire Devlin Construction to complete the roadway repairs as quoted. Seconded. Carried.
- e. **Damaged grass** – The Board would like units #9 and #28 notified to repair the damaged grass beside their driveways by May 31, 2018 or the Board will undertake to have the repairs completed and billed back to the unit owner.
- f. **Voles** – The Board believes there are voles or rodents in the berm and would like them exterminated. Joel Helm to follow up.
- g. **Annual General Meeting** – The Board would like to hold the Annual General Meeting on Thursday, May 24<sup>th</sup>, 2018 at a Church or School close by. Joel Helm to follow up.

**Next Meeting**

The next meeting will be the Annual General Meeting.

**Adjournment**

The meeting was adjourned at 7:50 PM.