

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Tuesday July 17, 2018 at 7:00 PM.

Call to Order

Meeting called to order at 7:04 PM.

Board Positions

Board positions were assigned.

Minutes of the Last Meeting

Motion to accept the minutes from the April 30, 2018 Board meeting. Seconded. Carried.

Financial Report

The financial statements were reviewed for June 2018. Motion to accept the financial statements as presented. Seconded. Carried

Business Arising from the Minutes

- a. **Fence and deck assessment** – The Board asked that all hand rails front and back be checked, Paul to advise of this request.
- b. **Grip Strips** – To be completed
- c. **Pothole repair** – Work has started.
- d. **Ants** – The Board reviewed a quote to treat for ants, the Board would like to proceed. Paul to follow up on this request.
- e. **Porches and entrances** – The Board would like to trim the stringers, Paul to follow up on this request.
- f. **Tree Sense** – The Board has not seen any work completed, Helm Property Management to follow up on when they will be completing the work.

New Business

- a) **AC Request** – The Board is willing to approve the request to install air conditioning for unit 21 under the condition that the unit is installed as close to the deck and house as possible. Helm Property Management to advise the owner.
- b) **Landscaping repair around driveway** – Owner has repaired, no board action required. The Board would like a notice sent to all owners advising the lawn is their responsibility and although the condominium cuts the grass when it comes to watering, seeding, or fertilizing the lawn that is up to each unit owner. The Board would also like quotes to replace the sod between the garbage and visitor parking, Helm Property Management to obtain quotes.
- c) **Roof Assessment** – Unable to assess the roofs due to wind. Helm Property Management to follow up on when they will be scheduling. Board to check to see if the cladding was repaired on a couple of units.
- d) **Water Valve** – The valve for unit 14 is rusted and should be checked to see if replacement is needed, Helm Property Management to follow up.

- e) **Decks** – The Board would like to wooden borders under the decks checked and repaired.
- f) **Marijuana** – The Board would like to obtain a legal opinion on how best to move forward with possibly changing the bylaws to not allow growth or smoking of marijuana.
- g) **Flag** – The Board is reviewing the possibility of installing a flag.
- h) **Unit 2** – The owner is looking to install a railing. The Board would like a letter sent to the unit owner advising any requesting for exterior modifications need to be put in writing and given to Helm Property Management.
- i) **Unit 25** – Lattice has been installed around the deck; Helm Property Management to send a letter to the owner giving two weeks to remove the lattice, Helm to also inquire if a pet resides in the home as no pet request has been received.
- j) **Unit 28** – The Board would like confirmation that a pet agreement has been received by Helm Property Management, Paul to follow up.
- k) **Garage Doors** – The Board would like to review quotes for repainting of the garage doors, Helm Property Management to obtain quotes.

Next Meeting

Thursday August 23, 2018 at 7 PM.

Adjournment

The meeting was adjourned at 8:12 PM.