Minutes of the Board

**Condominium Corporation 0221097**

# The Edge at Blackburne

**Held:** Thursday, August 22, 2019, at 7:00 pm.

**Call to Order**

Meeting called to order at 7:00 pm.

## Minutes of the Last Meeting

## Motion to accept the minutes from the June 19th, 2019 Board meeting. Seconded. Carried.

#### Financial Report

The financial statements were reviewed for June and July 2019. Motion to accept the financial statements as presented. Seconded. Carried.

Motion to transfer $18,345.00 from the reserve fund account to the operating account to cover capital expenditures from June and July 2019 that have been paid out of the operating account. Seconded. Carried.

#### Business Arising from the Minutes

1. **Landscaping –** The Board would like areas that owners were to look after for landscaping repaired and billed to owners as they have had the summer to repair damaged lawns in front of their unit. The Board would like grass that has accumulated on the bottom rail to be cleaned of grass clippings. Shrubs be pruned by Tree Sense to be completed next week.
2. **Driveway responsibility –** The Board reviewed the opinion letter from Witten with respect to window, doors and driveways. Witten LLP has indicated that replacement of driveways, windows and doors are the responsibility of the Corporation. The repairs are the responsibility of the unit owner. Based on Witten LLP opinion the Board would like a letter written to #15 advising them to obtain quotes with opinions from contractors with respect to replacement or repair. The Board will also obtain quotes and will make a decision as to whether the driveway would need to be repaired or replaced based on estimates obtained from contractors. If it is a repair, the unit owner would be responsible for the cost and if the driveway needs to be replaced, it would be the Corporation that would pay the cost.
3. **Cleaning of siding and windows –** Joel Helm advised the Board that the cleaning of the siding and windows is scheduled for September 9 – 13, 2019 weather permitting. A notice will go out to owners advising them of the work.
4. **Deck repairs –** The Board would like to know if a second coat of stain will be put on the decks as some areas have not covered well. In addition, some of ends need to be stained as well.
5. **Fence Boards and bottom rails –** fence boards and rails that are rotten need to be replaced. Darwin Werner will be contacted to complete. In addition, the fence post at the front entrance has come away from a section. Joel Helm will follow up and have it repaired.
6. **Siding repair –** Some siding repairs are still required and need to be followed up.
7. **Front steps –** The front steps of unit #21 need to be checked and possibly replaced. Joel Helm to follow up.
8. **Gravel under deck –** The stucco company that completed the work under the decks needs to come back and push back the gravel that was pulled away from the building.
9. **Weeds –** The Board would like the weeks under decks and window wells sprayed.
10. **Wooden Boarder under decks –** Some wooden boarders need to be replaced under decks. Joel Helm to follow up.
11. **EPCOR electrical boxes –** EPCOR to be contacted to paint electrical boxes.
12. **Roadway repair –** estimates for roadway repair to be obtained.
13. **Visitor Parking –** Unit #29 is to be notified not to park their vehicles in visitor parking or they will be fined.
14. **Window estimate #27/15 –** Window estimates were reviewed. Unit #15 required repairs to remove and reinsulate. This would be the responsibility of the unit owner as it is a repair. Unit 27 is a replacement and would be the responsibility of the Corporation. The Board approved the quote from Sunnyside windows to replace the window that was leaking.

**Next Meeting**

The next Board meeting will be held on, Thursday, September 26th, 2019 @ 7:00 p.m.

### Adjournment

The meeting was adjourned at 8:15 p.m.