Minutes of the Board

**Condominium Corporation 0221097**

# The Edge at Blackburne

**Held:** Thursday, September 26th, 2019 Edmonton, Alberta at 7:00 pm.

**Call to Order**

Meeting called to order at 7:01 pm.

## Minutes of the Last Meeting

## Motion to accept the minutes from the August 22nd, 2019 Board meeting. Seconded. Carried.

#### Financial Report

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

Motion to transfer $3,354.75 from the reserve fund account to the operating account to cover capital expenditures August 2019 that have been paid out of the operating account. Seconded. Carried.

#### Business Arising from the Minutes

1. **Landscaping –** Delta Valley did review the work for damaged lawns that will be repaired by the Board and charged back to unit owners. The work has not been completed and Joel Helm will follow up with them for a completion date.
2. **Driveway estimates –** The Board reviewed estimates provided by #15 with respect to work required and the estimates provided by Helm Property Management. The Board decided to have Abris Construction complete the work as it involves having an engineer assess the driveway and recommend a solution to deal with the movement in the driveway between winter and summer. Joel Helm will follow up with the contractor and advise the unit owner.
3. **Cleaning of siding and windows –** The Board indicated that they were not satisfied with the cleaning of the siding and requested that the contractor be notified. Joel Helm will advise them.
4. **Deck repairs –** The deck repairs have been completed. It was noted that the front porch of unit #26 should be looked at as it may have some rotten deck boards. Joel Helm will ask Darwin Werner to assess.
5. **Fence Boards and bottom rails –** The Board would like Darwin Werner to replace the rotten fence Board before winter as this request has be asked several times. The Board would like a date of completion. Joel Helm to follow up.
6. **Siding repair –** Some siding repairs are still required and need to be followed up.
7. **Gravel under deck –** The gravel has been put back.
8. **Weeds –** The weeds have been sprayed.
9. **Wooden Boarder under decks –** Darwin Werner will be repairing wooden borders under decks.
10. **EPCOR electrical boxes –** EPCOR to be contacted to paint electrical boxes.
11. **Roadway repair –** estimates for roadway repair to be obtained.
12. **Visitor Parking –** Unit #29 has their vehicle parked in visitor parking. The vehicle was in visitor parking during the meeting. The vehicle is a silver KIA license plate BNR – 8213. The Board moved to fine the unit owner $250.00.
13. **Windows #27/15 –** The window for #27 has been ordered and #15 was notified that the repairs would be their responsibility.
14. **Roadway repairs –** The Board reviewed several quotes for roadway repair and will post pone their decision till early in the spring.

**Other Business**

1. **Snow removal –** The Board reviewed snow removal quotes and moved to use Delta Valley. The requested that the visitor parking be cleared at the same time as the driveways and steps. Joel Helm to follow up.
2. **Notice to owners – responsibility of windows –** The Board reviewed and approved the notice to the owners with the addition of Witten LLLP in the notice identifying who the law firm is that provided the opinion.
3. **#7 Garage sale/garbage at bin/notification –** The Board moved to fine unit #7 $250.00 for each bylaw infraction 6.01 (viii), 6.15(c), 7.05 and 7.07 for a total of $1000.00.
4. **Garbage notice –** The Board would like a general notice sent out to unit owners advising them to bag all garbage and especially animal waste. Furthermore, they should ensure that they are breaking up the recyclable items and not placing anything in recycle that should not go in such as Styrofoam. Joel Helm will prepare and send out the notice.

**Next Meeting**

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

### Adjournment

The meeting was adjourned at 8:10 p.m.