Minutes of the Board

**Condominium Corporation 0221097**

# The Edge at Blackburne

**Held:** Thursday, February 6th, 2020 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 with changes. Seconded. Carried.

#### Financial Report

The financial statements were reviewed for October, November and December 2019. The Board wanted to ensure that reserve fund expenditures paid out of operating were recovered from the reserve account. Joel Helm will follow up. Motion to accept the financials as presented. Seconded. Carried.

**Budget –** The Board asked that a budget be prepared to ensure enough contributions were being made to the reserve fund. Joel Helm to follow up.

#### Business Arising from the Minutes

1. **EPCOR Electrical Boxes –** Joel Helm indicated that EPCOR has indicated they have the electrical boxes on their list to paint.
2. **Projects for spring and Summer –** The Board would like to follow up on siding repairs, deck and fence repairs, siding and window cleaning for spring and summer.
3. **#27 Window –** The window will be installed in the spring.
4. **Fines –** The Board reviewed current fines that have been levied and will withdraw fines for one unit, reduce fine for another unit to $250.00 and will withdraw fine for another unit and advise that vehicle will be towed away if parked in visitor parking for more than 12 hours.
5. **Legal Opinion/Changes to Condominium Property Act –** The Board discussed the legal opinion and Joel Helm advised that the Board has an opportunity to change bylaws with respect to fines with the changes to the Condominium Property Act that came into effect January 1st, 2020. The Board would like to find out from Willis Law if they can make other changes to their bylaws by ordinary resolution with the changes to the Condominium Property Act that took place January 1st, 2020. Joel Helm will follow up with Willis Law.

#### New Business

**Enforcement of visitor parking –** Joel Helm advised the Board that Cliff’s Towing can assess The Edge and advise with respect to signage for towing and would enforce parking bylaws in place with the City of Edmonton. The Board would like Cliff’s to provide assessment for the Board to review.

**Request to Join the Board –** The Board reviewed an owner’s request to join the Board. The Board advised that there are sufficient Board members and the unit owner can put their name forward at the Annual General Meeting.

**Annual General Meeting** – The Board will wait to set a date for the Annual General Meeting until they can finalize the changes they can make by ordinary resolution to their bylaws as recommended by Willis Law.

**Pets –** The Board would like to reestablish the no pet policy as outlined in the bylaws. Joel Helm will confirm process with Willis Law.

**Insurance Deductible** – Joel Helm reviewed the changes to Condominium Property Act January 1st, 2020 as it related to the corporation’s insurance deductible. Owners are required to ensure they are covered for the corporation’s insurance deductibles. Joel Helm will forward a copy of a letter prepared by the insurance broker to the Board that clarifies what owners are required to do along with the insurance certificate. Joel Helm suggested that this should be sent out to all owners so they are aware of the changes and can take steps to ensure they are properly covered in accordance with the changes to the Condominium Property Act that took place January 1st, 2020.

**Next Meeting**

The next meeting will be Thursday, March 19th, 2020 at 7:00 pm.

### Adjournment

The meeting was adjourned at 8:05 pm.