Minutes of the Board

**Condominium Corporation 0221097**

# The Edge at Blackburne

**Held:** Thursday, March 26th, 2020 by conference call, Edmonton, Alberta at 7:00 pm.

**Call to Order**

Meeting called to order at 7:04 pm.

## Minutes of the Last Meeting

## Motion to accept the minutes with one minor change. Seconded. Carried.

#### Financial Report

The financial statements were reviewed for January and February 2020. Motion to accept the financials as presented. Seconded. Carried.

**Budget –** The Board reviewed the budget proposal prepared by Helm Property Management, which calls for a $35.00 per month increase in fees to maintain contributions to the reserve fund and along with maintenance. Motion to approve the budget with the $35.00 per month increase in fees for each homeowner and that the increase should be effective September 1st, 2020. Seconded. Carried.

#### Business Arising from the Minutes

1. **Legal Opinion/Changes to Condominium Property Act –** Joel Helm advised the Board that the only item that can be passed by ordinary resolution would be the a dollar amounts for fines as outlined in the changes provided by the Alberta Government January 1st, 2020 to the Condominium Property Act. The Board would like the changes to be completed at the Annual General Meeting when it is scheduled and that a lawyer from Willis Law should be present to answer any questions at the Annual General Meeting. Joel Helm will follow up with Willis Law.
2. **Bylaws –** The Board discussed the pet bylaw in the current bylaws and the Board would like a notice to go out to owners advising them that as per the bylaw, no pets will be allowed as of June 1st, 2020. Anyone who has registered their pet will be grandfathered but will not be allowed to have another pet past June 1st, 2020. Joel Helm will send out a notice to owners.
3. **Projects for spring and summer –** Motion that the window and siding cleaning as well as road repairs be deferred this year. Seconded. Carried. The Board would like the dryer vents cleaned and the roof inspected by Dwight’s roofing.
4. **Enforcement of visitor parking/roadway –** The Board would like to proceed to have Cliff’s towing monitor parking on the roadway and visitor parking. Board President and Vice-President will be the contacts.
5. **Annual General Meeting –** The Annual General Meeting will be held once everything subsides with the COVID-19

#### New Business

**Lawn Maintenance –** The Board reviewed the landscaping quotes and motion made to accept Delta Valley’s quote. Seconded. Carried.

**#4 – Visitor Parking –** The Board asked that a letter be sent to #4 advising them that their renters have visitors that park in visitor parking for more the 12 hours and that if it continues, they will be towed. Joel Helm will send a letter out.

**Resignation –** President advised the Board that he will be stepping down from the Board at the Annual General Meeting. Everyone thanked him for all the work he has done over the years and wished him the very best in the future.

**Next Meeting**

The next meeting will be Thursday, April 16th, 2020 at 7:00pm by conference call.

### Adjournment

The meeting was adjourned at 8:17 pm.