

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Wednesday, June 24th, 2020 by conference call @ 1-888-433-2192.,
Edmonton, Alberta at 7:00 pm.

Present: ██████████ (Directors) and Joel Helm from
Helm Property Management.

Call to Order

██████████ will take over President's position as he was the Vice-President. ██████████
██████████ called the meeting to order at 7:01 pm.

Minutes of the Last Meeting

██████████ moved to accept the minutes. Seconded by ██████████. Carried.

Financial Report

Joel Helm reviewed the May 2020 Financial Statement with the Board. Everything is in
order and ██████████ moved to accept the May 2020 Financial Statement as presented.
Seconded by J. ██████████. Carried.

Business Arising from the Minutes

- a. **Dryer Vents** – The Dryer vent cleaning was completed.
- b. **Roof repairs** – The roof repairs are scheduled for the beginning of July 2020.
- c. **Siding repairs** – The siding repairs are scheduled for the middle of July 2020.
- d. **Stair Painting Estimate** – ██████████ will review the estimate with Darwin
Werner to confirm which stairs are being completed.
- e. **Annual General Meeting** – The Board would like a general notice to go out to
owners advising them that with the COVID-19 pandemic there will be no
Annual General Meeting at this time.
- f. **Bylaw change** – ██████████ indicated he is reviewing changes to the
Condominium Property Act against The Edge Bylaws and has indicated it will
take some time to review. The Board thanked ██████████ for his review of the
Bylaws.

New Business

Street Lights – Joel Helm will follow up with the electrician and confirm the work has
been completed on the rest of the street lights.

Shrubs along visitor parking and curb stops – Darwin Werner completed the shrub
removal and the Board would like the same type of rock to go in where the shrubs are
being replaced. In addition, the Board will have Pro Lawn complete the curb stop
installation. Joel Helm will follow up to have the work completed.

Unit #4 – Garbage – An owner has witnessed unit #4 spreading garbage between units 2
and 3 and other areas. The Board asked that a letter be sent to #4 advising them that they
will be charged for the cleanup if this continues.

Garbage – The Board asked for a general notice to go out asking owners to break up their
cardboard as it costs extra money to clean up the area. In addition, owners should not be

dumping large items in the garbage enclosure and should be make alternative arrangement for removal of large items as this cost is incurred by the Condominium.

Water around foundation of unit 6-8 , 10-11- The Board reviewed reports from Abalon and Abris and would like Abris to come on site to work on building up area around unit #8 as quoted and to have the curb cut into a swale beside #10. In addition, quotes should be obtained for mudjacking driveways for units 5, 9 and 10. Joel Helm will follow up with having Abris on site to assess and repair.

Downspouts and sump pump discharge hoses – [REDACTED] indicated that several units require repairs to sump pump discharge piping and some eaves extensions need work as well. Joel Helm will follow up to have them repaired.

Privacy Screen – The Board has noticed a privacy screen on the deck of #26. The Board asked that they be sent a letter to remove it as it is not permitted.

Next Meeting

The next meeting will be Thursday, July 23rd , 2020 at 7:00pm by conference call.

Adjournment

The meeting was adjourned at 8:00 pm.