

**Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne**

Held: Thursday, May 21st, 2020 by conference call @ 1-888-433-2192.,
Edmonton, Alberta at 7:00 pm.

Present: [REDACTED] (Directors) and Joel Helm from
Helm Property Management.

Absent: [REDACTED]

Call to Order

[REDACTED] called the meeting to order at 7:06 pm.

Minutes of the Last Meeting

[REDACTED] moved to accept the minutes. Seconded by [REDACTED]. Carried.

Financial Report

Nothing to report.

Business Arising from the Minutes

- a. **Dryer Vents** – The Board reviewed the dryer vent quotes and decided that revisions to the quotes should be obtained to clean the vents with a lift from the outside. Joel Helm will follow up with the Board’s request.
- b. **Roof repairs** – The Board reviewed the quote from Dwight’s roofing for repairs as per their drone roof inspection. The Board moved to approve Dwight’s quote as submitted.
- c. **Siding repairs** – The Board reviewed the quote from Reid’s Roofing for the siding and fascia repairs along with replacing some broken dryer vent covers. The Board moved to approve the quote as submitted.
- d. **Stair Painting Estimate** – The Board reviewed the estimates for stair painting and would like Werner Property Development to paint the stairs as quoted. The Board would also like Werner Property to check landings and to paint any that have to be done. Joel Helm will follow up.
- e. **Annual General Meeting** – The Board will not be holding the Annual General Meeting as the Provincial Government has amended the Condominium Property Act and postponed and requirements to hold Annual or Special General Meetings.
- f. **Bylaw change** – [REDACTED] 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 [REDACTED] for his review of the Bylaws.

New Business

Street Lights – [REDACTED] reviewed the problem with the street light and has reviewed the matter with Leonard Electric. The Board agreed that the other light fixtures should be fixed to prevent water from getting into the fixture.

Bird Feeder and Bath- Joel Helm informed the Board that he has advise the unit owner to remove their bird feeder as it is not permitted. Joel Helm will advise the unit owner to remove the bird bath as well.

Shrubs along visitor parking and curb stops – The Board asked for quotes to replace the shrubs along the south side of visitor parking with rock and to install curb stops. Joel Helm will obtain pricing.

Cap on Water valve – ██████████ indicated that the valve on the water valve by visitor parking is missing. ██████ will search the area to see if it was moved.

Next Meeting

The next meeting will be Wednesday, June 24th , 2020 at 7:00pm by conference call.

Adjournment

The meeting was adjourned at 8:05 pm.