

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, September 3rd, 2020 by conference call @ 1-888-433-2192.,
Edmonton, Alberta at 7:00 pm.

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

Call to Order

[REDACTED] called the meeting to order at 7:01 pm.

Minutes of the Last Meeting

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

Financial Report

Joel Helm reviewed the July 2020 Financial Statement with the Board. Everything is in order and [REDACTED] moved to accept the July 2020 Financial Statement as presented. Seconded by [REDACTED] Carried. The Board moved that Curt Hale be put on for signing authority. Joel Helm will follow up with the bank.

Business Arising from the Minutes

- a. **Roof repairs** – The roof repairs have been completed.
- b. **Siding repairs** – Joel Helm has contacted Reid's Roofing to repair siding on #9.
- c. **Stair Painting and repairs** – The painting and repairs have been completed. The Board asked that the grip strips be put on were they have come off or are peeling off. Joel Helm will follow up.
- d. **Bylaw change** – The Board reviewed [REDACTED] revision of bylaws will wait for Joanna Rowan comments before sending them to Willis Law to review. The Board thanked [REDACTED] for his review and revisions of the bylaws.
- e. **C.C. Valves** – The Board reviewed quotes for the c.c. valve repairs. The Board asked for more detail on what Renew Services Inc. will be doing with respect to replacing the c.c. valves as quoted. Joel Helm to follow up.
- f. **Mudjacking** – The mudjacking by Poly Mor is complete and the Board is satisfied with the work. The Board would like the funds for the work to come out of the reserve account.
- g. **Mailboxes** – Gary Cormick confirmed that fifteen mailboxes will be replaced.

New Business

Pot hole repair – The Board would like estimates to repair pot holes in the roadway. Joel Helm will obtain pricing for the Board.

Annual General Meeting – The Board discussed holding the Annual General Meeting. Joel Helm suggested the Ellerslie Rugby Club as it will allow for enough room for social distancing with COVID-19. Joel Helm will follow up for dates in early November 2020 and advise the Board of availability.

Fall cleanup/weeds under steps – The Board asked for details on the fall clean up. Joel Helm will send the contract to the Board for the list of items to be completed. Curt Hale volunteered to spray the weeds under the steps and between cracks in the sidewalk.

Towing – Joanna Rowan and Curt Hale should be added onto the towing authorization form. Joel Helm to follow up.

#7 – Bird house/Garbage under porch - The Board asked that unit #7 be written a letter advising them to remove their bird house as per the bylaws and to remove their garbage under the front porch. Joel Helm will follow up.

Curb Stops – The Board indicated that the curb stops have not been installed. Joel Helm will follow up with the contractor.

#25 – Chimney vent on side of garage – The venting on the side of the unit needs to be confirmed as to whether it meets code and confirmation of approval. Joel Helm to follow up.

Curb lowering – The Board will defer the work till the spring.

Retaining wall – The Board will look at alternative materials and defer the work till the spring as contractors have indicated that the material used does not stand up to winter conditions. The Board suggested having quotes revised to use pressure treated wood and advised that the work should be completed in the spring of next year. Joel Helm will follow up.

Next Meeting

The next meeting will be Thursday, October 15th , 2020 at 7:00pm by conference call.

Adjournment

The meeting was adjourned at 7:46 pm.