

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, May 6, 2021, via Microsoft Teams
Present: Gary Cormick, Joanna Rowan, Brian Lakusta, Brittany Rolston, David Trofimuk, Sydney Bober, and Maximiliano Pulunto. (Directors), Paul McMorrow from Helm Property Management.

Call to Order

Gary Cormick called the meeting to order at 7:05 pm.

Approval of Agenda

Joanna Rowan moved to accept the agenda with the additions of Unit 11, Siding/Window washing, and roof inspection, Brian Lakusta seconded. Carried.

Minutes of the Last Meeting

Brian Lakusta moved to accept the minutes of April 1, 2021, as amended. Seconded by Maximiliano Pulunto. Carried.

Financial Report

Joanna Rowan moved to accept the March 2021 financial statements, seconded by Gary Cormick Carried.

Business Arising from the Minutes

AGM Follow up

Decks – The Board reviewed the decks at the walk-about, the scope of work was discussed. The Board has asked Paul to speak with Darwin who has worked on the decks in the past. Paul will have him review the front porches and back decks to determine what he recommends. The Board will review his recommendations at the next meeting and likely obtain three quotes based on what he recommends.

Retaining Wall – Brittany has obtained two quotes, Paul to obtain a third.

Driveways – The Board reviewed at the walk-about and have agreed to table until next year.

Bylaws –Gary to put together final draft, the Board discussed having a lawyer review and elected to proceed without another review. Paul to distribute final draft to all owners for vote once completed.

Fence – While Wild Rose is replacing a section of the fence other repairs are needed. Paul to have Darwin quote on the repairs.

Reserve Fund Study –Canwest is working on the study, Paul to ensure that driveways are included in the study.

Lights around Garbage – The Board would like Leonard Electric to confirm their bid includes a post.

Sod Damage –Delta Valley is reviewing the sod damage.

■■■■■ **Driveway/Garage** – Abris Construction will review the garage and driveway to determine why water is entering the garage. The Board would like weather stripping to be inspected as part of the review.

Walk About – Gary to send Paul a list of items not already reviewed. Paul follow up with letters as needed to owners on the items needing corrected,

New Business

Black Knot – Canadian Tree Care removed the black knot noted.

Spring Cleanup – Some damages were noted, Paul has reviewed with Delta Valley who advised they will repair. The Board discussed giving residents notice of the spring cleanup in the future, as Delta Valley cannot provide a date the Board will forgo notice.

■■■■■ – The owner had a few items she would like addressed:

Mailbox – Has been noted to be replaced with the set of replacements.

Painting on Siding – Darwin will remove the paint on the siding from the railing painting work completed last year.

Outstanding Window – Will be installed within two weeks.

Leaky Tap – Paul to obtain quote to repair leaky exterior tap.

■■■■■ – The Board reviewed concerns with the dog residing at ■■■■■, Paul to send a letter to the owner regarding the concerns.

Siding/Window Washing - Paul to obtain three quotes, the company that completed the work last year will not be invited to bid.

Roof Inspection - Paul to schedule Dwight's Roofing to complete the annual inspection by drone.

Dryer Vents – Paul to schedule the same company as last year to complete the annual cleaning.

Painting - Visitor Parking & Speed bumps to be painted, Paul to obtain three quotes.

■■■■■ – A noise complaint was reviewed, Paul to send the unit a friendly letter notifying them of the issue and ask them to correct.

Next Meeting

The next meeting will be Thursday June 3, 2021, at 7:00pm via Microsoft Teams.

Adjournment

The meeting was adjourned at 8:36pm.