

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

**Held:** Thursday, June 3, 2021, via Microsoft Teams  
**Present:** Gary Cormick, Joanna Rowan, Brian Lakusta, 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 7:03 pm.

**Board Members:**

The Board accepted the resignation of Brittany Rolston as she sold her home. The Board would like to thank Brittany for all her contributions.

**Approval of Agenda**

Joanna Rowan moved to accept the agenda with the additions of [REDACTED] Parking, Tracking, and [REDACTED] pet request. Brian Lakusta seconded. Carried.

**Minutes of the Last Meeting**

Sydney Bober moved to accept the minutes of May 6, 2021, as amended. Seconded by Joanna Rowan. Carried.

**Financial Report**

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

**Business Arising from the Minutes**

**AGM Follow up**

Decks – The Board reviewed a quote from Darwin to repair the decks as needed, after some discussion the Board agreed to proceed with the quote and have Darwin complete the repairs.

Retaining Wall – The Board has reviewed three quotes and will discuss further at the next Board meeting. The Board would like to review the reserve fund study before making a decision on this matter.

Bylaws – The Board would like Paul to send a reminder letter to all owners to vote on the proposed bylaws before June 30, 2021.

**Fence** – The Board reviewed a quote from Darwin to repair the fencing as needed, after some discussion the Board agreed to proceed with the quote and have Darwin complete the repairs.

**Reserve Fund Study** – Canwest is working on the study, Paul has informed Canwest that driveways are included in the study.

**Lights around Garbage** – The Board would like Darwin to quote on installing a post on the south corner of the garbage enclosure so a light can be placed approximately 10 feet high. Paul to follow up with Darwin.

**Sod Damage** –Delta Valley has agreed to repair.

■■■■ **Driveway/Garage** – Abris Construction has inspected and will review further with their engineer.

■■■■ – The owner has reported a leaky exterior tap. Paul obtained quote to repair from PJ Faucet. The Board would like to know what Russell would charge to repair; Paul will follow up. The owner will investigate if the tap is leaking or the hose.

**Siding/Window Washing** – The Board reviewed three quotes and elected to proceed with Capital. It was noted that Capital made an error in their bid, the price they provided was for a neighbouring property, Paul advised that errors like this are becoming common for the company, and he has had some service issues. Paul to ensure the siding is cleaned before the windows.

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

**Dryer Vents** – The Board reviewed three quotes and elected to proceed with Acclaimed.

**Painting** - The Board reviewed three quotes and elected to proceed with Sweep A Lot.

■■■■ – A final warning to be sent for dog feces, if the problem continues the Board will revoke pet privileges.

### New Business

■■■■ **Leak** - Dwight's Roofing is investigating.

**Bins for neighbouring property** – Paul to ask the City of Edmonton Waste Management to move the bins from The Edge property.

■■ **Parking** – Moving forward the Board has agreed to tow the vehicle belonging to the resident of ■■■■ if parked in visitor parking, the violation has been ongoing for some time. Paul to send a letter to the owner of the unit and the tenant advising the vehicle will be towed without warning.

**Tracking** – The Board discussed tracking, a few options were discussed, and the Board agreed to try Dropbox, letters being sent to owners, bylaws, reserve fund studies, etc will be placed in the dropbox for easier access and tracking of violations.

■■■■ **Pet Request** – A request was received on the wrong form, Paul to have the owner complete the proper form.

**Board Positions** – With Brittany stepping down as Vice President Joanna Rowan has agreed to take on the role. As Joanna was treasurer David Trofimuk has agreed to take on the role of treasurer. Paul to have David added as a signer for cheques.

**Towing** - Brian Lakusta to be added as an authorized person to tow.

### Next Meeting

The next meeting will be Thursday July 8, 2021, at 7:00pm via Microsoft Teams.

### Adjournment

The meeting was adjourned at 8:45pm.