

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, July 8, 2021, via Microsoft Teams
Present: Gary Cormick, Joanna Rowan, Brian Lakusta, Sydney Bober, and Maximiliano Pulunto. (Directors), Paul McMorrow from Helm Property Management.
Absent: David Trofimuk

Call to Order

Gary Cormick called the meeting to order at 7:00 pm.

Approval of Agenda

Joanna Rowan moved to accept the agenda with the addition of Unit 25 AC request and renaming Unit 27 tap to outside taps. Gary Cormick seconded. Carried.

Minutes of the Last Meeting

Brian Lakusta moved to accept the minutes of June 3, 2021, as circulated. Seconded by Maximiliano Pulunto. Carried.

Financial Report

Joanna Rowan moved to accept the May 2021 financial statements, seconded by Sydney Bober. Carried.

Business Arising from the Minutes

Decks – Repairs are ongoing and expected to be completed within a week.

Bylaws – Paul advised 11 units have voted in favour and 1 against. Paul to send an email to owners who have yet to vote stress the importance of the update to align with the condominium act. After July 31st Board Members will follow up with owners who have not voted.

Fence – Completed.

Reserve Fund Study –Canwest is working on the study.

Lights around Garbage – Darwin to install a post on the south corner of the garbage enclosure so a light can be placed approximately 10 feet high. Leonard Electric will install light once post is in place.

Sod Damage – Has been repaired.

Unit 15 Driveway/Garage – Abris Construction has inspected the driveway and detailed what they believe is poor grading cause water to flow into the garage. The Board would like Creative Door to install a new weather strip package for the door and have the owner detail and further leaks.

Outside Taps – Russell to repair unit 10 with recommend repair kit, if successful he will repair the other two units reporting a leak.

Siding/Window Washing – The Board had mixed reviews on the work completed, any issues with the work should be detailed to Paul in an email so he can address with Capital.

Roof Inspection – The Board review the inspection and quote prepared by Dwight’s Roofing, the Board elected to proceed with the quote, Paul to ask Dwight’s to remove the ornamental owls from the rooftops when repairs are being completed.

Dryer Vents – To be cleaned out next week.

Painting – Completed.

Unit 11 – Paul to email the owner and advise it has been noted as recently as this week the dog feces are not being picked up immediately, Paul to stress the feces must be picked up immediately. The Board will monitor.

Unit 4 Leak - Dwight’s Roofing investigated and determined it was a plumbing leak.

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

#4 Parking/Damage from Move – It was observed when unit 4 moved that they damaged the sod by parking on it. Paul to send a letter to #4 advising the sod to be repaired. Paul to send a general notice to all owners advising any damage sod in the front lawns should be repaired by owners.

Tracking – Paul has created a dropbox for storage of documents, Paul to share with the Board for feedback.

New Business

Unit 11 Request for Bird Feeder – Owner has asked to hand a bird feeder off an existing bracket on the deck, Board has approved this request, Paul to send a formal letter.

Trees – The Board reviewed quotes for tree removal and pruning, the Board elected to proceed with Arbor Man, Paul to have Arbor Man inspect the tree behind unit 5 when onsite as appears to be in poor health.

Flower Beds – Paul to obtain pricing from Delta Valley on weeding the flower beds once a month.

#25 AC Request – Board has approved this request, Paul to send a formal letter.

Retaining Wall – Paul to ask landscaping companies if grading is feasible and obtain quotes.

Next Meeting

The next meeting will be Thursday September 2, 2021, at 7:00pm via Microsoft Teams.

Adjournment

The meeting was adjourned at 8:07pm.