

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

**Held:** Thursday, October 4, 2021, via Microsoft Teams  
**Present:** Gary Cormick, Brian Lakusta, David Trofimuk, Sydney Bober, and Maximiliano Pulunto. (Directors), Paul McMorrow from Helm Property Management.  
**Absent:** Joanna Rowan

**Call to Order**

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

**Approval of Agenda**

David Trofimuk moved to accept the agenda with the addition of the Annual General Meeting. Brian Lakusta seconded. Carried.

**Minutes of the Last Meeting**

Brian Lakusta moved to accept the minutes of September 2, 2021, as circulated. Seconded by Maximiliano Pulunto. Carried.

**Financial Report**

David Trofimuk moved to accept the August 2021 financial statements, seconded by Gary Cormick. Carried.

**Business Arising from the Minutes**

**Decks** – Completed.

**Bylaws** – Paul to send an email to owners who have yet to vote stress the importance of the update to align with the condominium act. The Board will follow up with any outstanding units after the next meeting.

**Reserve Fund Study** – The Board has reviewed the draft and has some questions for Canwest. The Board will look to approve via email once questions are answered.

**Lights around Garbage** – New light installed by Leonard Electric is not working, Paul to have repaired.

**Unit 15 Driveway/Garage** – Creative Door to install a new weather strip package for garage door.

**Outside Taps** – Repairs completed, a reminder to winterize will go in the newsletter.

**Sod damages** – The Board will continue to discuss.

**Tracking** – The Board is happy with Dropbox; Paul will continue to add all relevant items.

**Retaining Wall** – Tabled.

**#18 Pet Request** – Board approved via email.

**Moles** – The Board will continue to monitor.

**Unit 26** – Board is awaiting report from Dwight's roofing. Paul to follow up on report/quote.

**Tree #5** – The Board will review in spring if sick trees need to be replaced.

**New Business**

**Snow Removal** – The Board elected to proceed with Delta Valley on a two-year contract.

**AGM** – The Board has tentatively scheduled the Annual General Meeting for February 3, 2021.

**Next Meeting**

The next meeting will be Thursday November 4, 2021, at 7:00pm via Microsoft Teams.

**Adjournment**

The meeting was adjourned at 7:47pm.