

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, September 2, 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 7:05 pm.

Approval of Agenda

Joanna Rowan moved to accept the agenda as circulated. Gary Cormick seconded. Carried.

Minutes of the Last Meeting

Brian Lakusta moved to accept the minutes of July 8, 2021, as circulated. Seconded by Gary Cormick. Carried.

Financial Report

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

Business Arising from the Minutes

Decks – Repairs are completed, Gary will provide a list of posts to be repaired.

Bylaws – Paul advised 19 units have voted in favour and 5 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.

Reserve Fund Study –Canwest is working on the study.

Lights around Garbage – Darwin has installed 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. The Board will look to have the post painted next year.

Unit 15 Driveway/Garage –Creative Door to install a new weather strip package for the door this week.

Outside Taps – Russell to repair this week.

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

Sod damages – Paul to send a general notice to all owners advising any damage sod in the front lawns should be repaired by owners. The Board has some ideas on the front sod that will be circulated via email for discussion at the next meeting.

Tracking – The Board is happy with Dropbox, Paul to add all relevant items.

Weeding – The Board approved Delta Valley to weed via email. The Board would like the weeds under decks sprayed throughout the complex.

Retaining Wall – Paul has confirmed with landscaping companies that grading is feasible, Paul will obtain quotes based on similar retain wall blocks.

#18 Pet Request – Paul circulated the pet request for the Board to review, the Board will make a decision via email.

New Business

Moles – The Board would like the cost of bait stations before making a decision between trapping and bait. Paul to follow up with pest control.

Unit 26 – Dwight’s roofing is inspecting next week.

Newsletter – Is being worked on.

Next Meeting

The next meeting will be Tuesday October 5, 2021, at 7:00pm via Microsoft Teams.

Adjournment

The meeting was adjourned at 7:58pm.