

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, July 6th , 2023 at #25, 225 Blackburne Drive East, S.W.
Edmonton, Alberta.

Call to Order

The meeting was called to order at 7:06 pm.

Minutes of the Last Meeting

Motion to accept the minutes of June 1st , 2023. Seconded. Carried.

Financial Report

May 2023 financial statement reviewed. Motion to approve the financial statement as reviewed. Seconded. Carried.

Signing Authority – TD Canada Trust provided a form to be signed to remove and add signing authorities. Joel Helm will submit the form to TD Canada Trust.

Business Arising from the Minutes

Dryer Vent Cleaning – Acclaimed completed the work in June.

Washing Windows and siding – CleanPro completed the work in June.

Landscaping beside #2 – Classic Landscaping completed the work in June.

Weed Spraying – The Board awarded the contract to Green Oasis and the work was completed in June.

Water Mitigation #15 – RJC should be completing work this week.

Landscaping work – Arbor Man has completed some work today, however, additional work to be completed. Joel Helm to follow up with Arbor Man to find out if they are coming back to complete additional work.

Lowering manhole by unit #25- The Board reviewed quotes to lower manhole and would like to meet with Alberta Asphalt for an alternative solution. Joel Helm to arrange.

Roof Repairs – The Board approved repairs as quoted by Dwight’s Roofing. The Board would like Dwight’s Roofing to provide pricing on replacing the Cedar Shakes and to advise which building would need to be replaced first. Joel Helm will follow up with Dwight’s Roofing.

Fence Repairs – Darwin Werner was given approval to complete fence repairs as quoted.

Reports of Officers – None.

New Business

Broken Window #21 – A letter is to go out to the unit owner asking if they know the cause of the broken basement window.

#4 – front lawn request – The Board reviewed the unit owners request to place artificial grass beside their driveway. The Board did not approve the request as they have been staying with sod to keep the appearance uniform throughout the complex.

Damaged Lawn Repair - Board to investigate ways and means to repair small patches of damaged grass near individual driveways.

Splash Blocks for downspouts – Estimate from Russ to purchase and install 34 splash blocks and noted. Seconded by Simone Baril. Carried.

#4 – cat roaming – It was noted that #4 had their cat roaming the property and should be fined if this is the second offence. Joel Helm to follow up.

Owners making changes to common area – The Board will review and discuss ways to keep track of owners who make changes to common area such as installing doorbell cameras and other changes to the common area.

Eaves trough over garage unit 21 – Joel Helm to arrange replacement.

Update dropbox and website – Joel Helm will follow up and ensure the dropbox is updated and the website.

Painting of Power boxes – This contract was let out in the fall of 2022. Winter set in and the work was not completed. Joel Helm to find out if the contract is still valid and if appropriate determine the painting will be completed.

Next Meeting

The next Board was booked with the Board.

Adjournment

The meeting was adjourned at 8:18 pm.