

ESTATES VILLAGE
Condominium Plan No. 942-3847
Minutes of Meeting of the Board

Place: Unit 33

Date: June 29, 2023

1. Establish Quorum

Present: Roger Overland Unit 33

Dorothy Botterill Unit 12

Peter Gilbody Unit 46

David Holehouse Unit 19

Tom Ebertz Unit 6

For Skyline Property Management: Linda Tran

2. Call to Order

Roger Overland called the meeting to order at 9.40 am

3. Guests and Delegations

Carrolle Ebertz attended as guest

4. Approval/Additions to Agenda

Dorothy Botterill/David Holehouse moved approval with addition of three items under New Business. **Carried**

5. Approval/Amendments to Meeting Minutes, May 25, 2023

Roger Overland/Tom Ebertz moved approval of the meeting minutes **Carried**

6. Financials

- a. May 2023 Financial Statement – not received from Skyline as it is under review by management company. It will be provided.
- b. Arrears – none.
- c. Question as to why Insurance cost is not included in the annual Budget for 2023 (or earlier years). Linda Tran and Peter Gilbody to discuss after the meeting and report back to Board.

7. Ratification of Motions previously Board-approved by e-mail

- a. Peak Sewers approved to clean catch basins at \$1,260 plus 22 cents per kilogram for disposal, and GST.

- b. Reinvestment of Community Trust GIC approved at 4.95%.
 - c. Stucco repair by Moreno Stucco approved for \$1,950 plus GST.
- David Holehouse/Roger Overland moved all three be ratified

Carried

8. Old Business

- a. Window repair quotes for units (Legal) 6, 7, 8, 11, 31, 25, 51, 23 received from Crystal Glass; additional quote from April Glass & Mirror being sought by Linda Tran.
- b. Proconsul has moved up date (into July) for concrete/asphalt repair
- c. Damage caused by Delta Valley hydraulic oil spill – Linda Tran has instructed the company to have soil testing done before any re-seeding attempt. Linda is also speaking to a remediation company about cleaning of the asphalt and will report conclusions to the Board.

9. New Business

- a. Annual BBQ will be outdoors, July 16, or a week later if rainy.
- b. Solstice will reseed two areas where trees have been removed; Roger Overland will let owners know they must water the area near their home to ensure regrowth. Dorothy Botterill/Peter Gilbody moved Solstice complete the work as per quote. **Carried**
- c. Some garage doorframes need to be repainted. Roger Overland to list them for future execution.
- d. Some early-phase homes have Poly-B water pipes rather than PEC pipes. Should issues arise with Poly-B, the matter is the homeowner's responsibility.
- e. New deciduous trees are needed on west side of units (legal) 8 and 9. Tom Ebertz/Peter Gilbody moved that Salisbury Greenhouses be contracted to provide tree(s) and planting. **Carried**

10. Correspondence

- a. Peak Sewer catchbasin notice to homeowners.
- b. Gutter repair notices – Tom Ebertz noted that his gutters still leak front and back. Repair company to be contacted by Linda Tran.
- c. Window inspection notices provided to the homeowners noted in item 8(a) above, for estimate by April Glass & Mirror.

11. Newsletter items – none.

12. Next Meeting: Thursday July 27, 2023, 9:30 am at #33.

13. Tabled items

- a. Trees that crowd unit gutters/roofs should be trimmed back.

14. Adjournment: 11.05 am.