

ESTATES VILLAGE

Condominium Plan No. 942 3847

Place: Unit 33

Date: January 26, 2023

1. ESTABLISHMENT OF QUORUM:

PRESENT: Roger Overland Unit 33
Dorothy Botterill Unit 12
Peter Gilbody Unit 46
David Holehouse Unit 19
Tom Ebertz Unit 6

Melissa Southorn Roots to Peak Management Ltd.

2. CALL TO ORDER:

The Chairperson, Melissa Southorn, called the Meeting to order at 9:32am.

3. GUESTS & DELEGATIONS: None.

NOTE TO READER: Minutes will now reflect a Unit's legal address instead of redacting the municipal address.

4. APPROVAL OF AGENDA:

MOTION: David Holehouse / Roger Overland to approve the Agenda as amended. **CARRIED**

Amendments: Add 9(c) Memberships.

5. APPROVAL OF MINUTES OF THE MEETING:

MOTION: Dorothy Botterill / Peter Gilbody to approve the minutes of December 15, 2022 as presented. **CARRIED**

6. BUSINESS ARISING FROM THE MINUTES:

- a. **Grounds Maintenance:** Delta Valley paid for a new shovel at #6. Driveways are cleared by only because of the warmer weather.
- b. **Asphalt/Concrete:** Proconsul Construction scheduled for early to mid-May to complete concrete work and asphalt repairs.
- c. **Windows:**
 - i. **Legal 12:** Crystal Glass completed all repairs and replacements.
 - ii. **Legal 13:** Crystal Glass to replace bedroom & living room sealed units. Owner postponed to March.
- d. **Board:** All Board members have signing authority.
- e. **CC valves:** Strathcona Excavating to clarify Roger's questions.
- f. **Insurance:** Appraisal complete. Melissa requested proposals from HUB (current broker), BFL and AWIN with a March 15th deadline. Melissa to revised deadline to March 1st, if possible.

7. FINANCIALS/INVESTMENTS/ARREARS/CAVEATS:

	Nov/22	Dec/22
Total Current Operating (pg1)	\$93,129.75	\$115,638.61
Total Current Reserve (pg1)	\$572,866.50	\$571,575.14
Total Expenses (inc stmt)	\$9,187.38	\$7,905.59
Customer Aged Summary:	\$0.00	\$0.00

MOTION: Roger Overland / Peter Gilbody to approve the November and December 2022 financial statements provided for informational purposes only. **CARRIED**

8. CORRESPONDENCE:

Sent:

None

Received:

Legal 52: Garage floor cracks & rusty door frame – add to maintenance list

9. NEW BUSINESS:

a. Budget: Melissa to prepare for the February meeting. Must be provided to all owners by April 30th.

b. Green Oasis: Melissa to request fertilizing quote.

c. Memberships: Discussion about joining CCI-Alberta North (Canadian Condominium Institute) and the SCCA (Strathcona County Condominium Association). CCI has a sale on membership until February 1st. Roger to investigate SCCA membership.

MOTION: Dorothy Botterill / David Holehouse to join CCI North Alberta for \$105.00. **CARRIED**

10. NEWSLETTER ITEMS:

11. NEXT MEETING: Thursday, February 23, 2023 at 9:30am at Unit 33.

12. ADJOURNED AT 10:45A.M.