

ESTATES VILLAGE

Condominium Plan No. 942 3847

Place: Zoom online meeting

Date: January 27, 2022

1. ESTABLISHMENT OF QUORUM:

PRESENT: Brenda Smith Unit 2
Dorothy Botterill Unit 12
John Green Unit 24
Glen McMillan Unit 30 – absent with apology
Roger Overland Unit 33
Ann Hender Unit 38

Melissa Southorn Roots to Peak Management Ltd.

2. CALL TO ORDER:

The Chairperson, Melissa Southorn, called the Meeting to order at 9:30am.

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: Ann Hender / Brenda Smith to approve the Agenda as amended.

CARRIED

Amendments: Remove 6(c); Add Correspondence received from Select Engineering; 9(c) AGM minutes.

5. APPROVAL OF MINUTES OF THE MEETING:

MOTION: John Green / Roger Overland to approve the minutes of December 16, 2021 as presented.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES:

- a. Grounds Maintenance:** Missed and/or poor snow removal concerns communicated to Liz Gariby at Delta Valley. She is the Account Manager. She points to Operations when things don't go right as sometimes she isn't kept up to date. The Board would appreciate better communication and timely service.
- b. Roof inspection:** V&S Roofing to provide break down of skylight and light tube repairs. Wade Engineering to complete one random and one final thorough inspection once roof repairs are completed.
- c. Windows:** Legal 8 reports that the casement window next to the front door does not open and close properly. All-West Glass attended and provided a quote to resent the casement sash. Melissa approved via email and paid the

50% deposit required before work can be scheduled. Repairs completed January 26 to the owner's satisfaction.

7. FINANCIALS/INVESTMENTS/ARREARS/CAVEATS:

Total Current Operating (pg1)	\$99,595.10
Total Current Reserve (pg1)	\$516,205.47
Total Expenses (inc stmt)	\$13,152.20
Customer Aged Summary:	\$0.00

MOTION: Ann Hender / Brenda Smith to approve the December 2021 financial statements as presented for informational purposes only. **CARRIED**

8. CORRESPONDENCE:

Sent:

None

Received:

Select Engineering: Salisbury Village phase 3 meeting

9. NEW BUSINESS:

- a. Insurance:** Renewal quotes requested from HUB, A-WIN and Desjardins. Roger mentioned that Desjardins has a limit to the replacement amount of Condos that they insure. Melissa to confirm and gather another quote if that's the case.
- b. Garage door:** Cables replace at legal 44 by Creative Door. Corporation expense. Invoice paid with this month's cheques.
- c. AGM minutes:** Melissa has yet to type them and provide the draft to the owners. She will do this prior to the next meeting.

10. NEWSLETTER ITEMS: Nothing at this time.

11. NEXT MEETING: **Thursday, February 24, 2022 at 9:30am via Zoom.**

12. ADJOURNED AT 11:23A.M.