

ESTATES VILLAGE

Condominium Plan No. 942 3847

Place: Zoom online meeting

Date: April 28, 2022

1. ESTABLISHMENT OF QUORUM:

PRESENT: Brenda Smith Unit 2
Dorothy Botterill Unit 12
John Green Unit 24
Glen McMillan Unit 30
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 9:31am.

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/ Roger Overland to approve the Agenda as amended.

CARRIED

Amendments: Add 7(a) GIC renewed for 2 years instead of 3; 9(g) Trees.

5. APPROVAL OF MINUTES OF THE MEETING:

MOTION: Dorothy Botterill / John Green to approve the minutes of March 24, 2022 as amended.

CARRIED

Amendments: 6(a) Amount should read \$1,744.50.

6. BUSINESS ARISING FROM THE MINUTES:

- a. Grounds Maintenance:** Delta Valley to repair damaged bricks at corner of garage and front steps at 22. Green Oasis to schedule fertilizer. Spring clean-up to be scheduled. Roadway sweep scheduled for May 19.
- b. Roof inspection:** V&S Roofing to provide break down of skylight repairs. Wade Engineering to complete one random inspection during the project and one final thorough inspection once roof repairs are completed.
- c. Insurance:** HUB premium paid in full. Certificate sent to Roger to send to owners and to Brenda to post on website.
- d. Eaves:** Flushing scheduled for May 11. Gutter Dunn to attend to warranty repair above front step at 34.

e. **Budget:** Draft #3 reviewed.

MOTION: Brenda Smith / Ann Hender to approve the 2022-23 Budget with a 6% fee increase effective June 1, 2022. **CARRIED**

7. FINANCIALS/INVESTMENTS/ARREARS/CAVEATS:

Total Current Operating (pg1)	\$118,066.30
Total Current Reserve (pg1)	\$502,018.96
Total Expenses (inc stmt)	\$12,902.81
Customer Aged Summary:	\$0.00

a. **GIC 8113:** Re-invested in a 2-year GIC.

MOTION: Ann Hender / Roger Overland to approve the March 2022 financial statements as presented for informational purposes only. **CARRIED**

8. CORRESPONDENCE:

Sent:

None

Received:

Legal 10: Damaged grass

9. NEW BUSINESS:

- a. **Fence repairs:** House to Highrise attended on April 22 to repair a blown down section of fence along Wye Road. A vac truck was called to excavate around a post that required removal so Alberta One Call didn't have to be called and delay the repairs. The vac truck broke through plywood put down on top of the grass and left behind huge ruts of mud in the grass. House to Highrise will return when the area is dried out and fill in the area and spread grass seed. Roger to confirm with the owner of 10 that they will water the area.
- b. **Organics collection:** The Board will not pursue changing contractors for each unit to have an organics green bin for collection.
- c. **Sunroom:** An owner enquired to whether a sunroom would be approved for installation over their back deck. The Board discussed and Roger will notify the owner that they should present a plan with drawings and neighbour's permission to the Board for review.
- d. **BBQ:** Several owners will organize a community BBQ.
- e. **Garage sale:** No interest at this time. No big bin this year, either.
- f. **Spring walk around:** The Board will meet May 5 & 6, weather permitting.
- g. **Trees:** Canopy returned and removed black knot that was missed in the fall. Canopy to meet with Roger and discuss removal of huge spruce tree at the front of 21/23 and pruning of shrubs in the fall. Roger to use Salisbury gift cards to replant tree at 35.

10. NEWSLETTER ITEMS: Nothing at this time.

11. NEXT MEETING: **Thursday, May 26, 2022 at 9:30am via Zoom.**

12. ADJOURNED AT 11:31A.M.