

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

**Location:** #418, 9945-50 Street Edmonton, AB (Skyline Property Management Inc.)

**Date:** Thursday, January 25, 2024

**Time:** 9:30 AM

**\*\*\*NOTE TO READER\*\*** The following Minutes reflect a Unit's Legal Address, except in Item 1.

**1. Establish Quorum**

**(Present)**

David Holehouse – Unit 19

Carolle Ebertz – Unit 6

Peter Gilbody – Unit 46

Alain Brosseau – Unit 22

Brian Brown – Unit 29

Marlene Freinbichler – Unit 17

Joy Wallace – Skyline Property Management Inc.

**2. Call to Order**

David Holehouse called meeting to order: 9:31 AM

**3. Guests and Delegations**

None

**4. Approval / Additions to the Agenda**

Motion to approve agenda: Peter Gilbody / Alain Brosseau

**CARRIED**

**5. Approval / Amendments of Meeting Minutes**

a) There was no meeting for December, 2023

b) Meeting Minutes of November 30, 2023

Motion to approve meeting minutes: Alain Brosseau / Marlene Freinbichler

**CARRIED**

## 6. Financials

### a) November 30, 2023 Financial Statement

Operating \$65,642.29  
Reserve \$697,983.85  
Expense \$12,281.66

### December 31, 2023 Financial Statement

Operating \$77,635.04  
Reserve \$698,066.50  
Expense \$9154.82

Motion to approve November and December 2023 financial statements: Peter Gilbody / Alain Brosseau

**CARRIED**

b) Arrears: None

c) CWB Investment Division  
Decision pending on GIC coming due.

d) Tracking of GIC Cash Flows

Motion to authorize the annual fee payment of \$150 to B2B: Peter Gilbody / Brian Brown

**CARRIED**

e) Method of payments from Reserve Funds. Discussion regarding cheques to be obtained for the Reserve account to avoid having to use cheques from the Operating account for project expenses.

Motion: Brian Brown / Peter Gilbody

**CARRIED**

## 7. Ratification of Approved Motions via Email

a) Legal 52 Garage door repair

b) Legal 28 Pet permission

c) Legal 28 Indemnity Request

d) Legal 14 Indemnity Request

## 8. Old Business

a) Maintenance spreadsheet review

b) Winter window tips

## **9. New Business**

- a)** Strathcona County Utilities Statutory Right of Way  
Water lines / limits required for a Utilities Right of Way for a portion of the Estates Village water main.  
Invite spokesperson from Strathcona County to come out to meeting and discuss this with us.
- b)** Snow removal contract review  
Question regarding graveling.
- c)** Electric Vehicles / Charging Stations  
Preliminary discussion, Joy Wallace to get information. Set up for discussion at next AGM meeting with possible guest speaker.
- d)** Social  
Thank you to Marlene Freinbichler for organizing the social evening on January 23, 2024 at Browns Social House in Sherwood Park  
Marlene Freinbichler put forward idea for welcoming new owners with flower arrangements.
- e)** Insurance appraisal  
Joy Wallace to obtain new information for upcoming renewal.

## **10. Correspondence**

None

## **11. Newsletter Items**

Discussed putting out New Year's Newsletter

## **12. Next Meeting**

Date: Thursday, February 29, 2024

Time: 9:30 AM

Place: #418, 9945-50 Street Edmonton, AB (Skyline Property Management Inc.)

## **13. Adjournment**

David Holehouse adjourned meeting at 11:28 AM

## **14. Tabled / Pending Items**

B2B Bank (GIC Accounts)

Insurance Renewal