

**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, February 29, 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: 9:33 AM

**3. Guests and Delegations**

- Scott Kwasnecha / Broker for Financial Services Group  
Gave presentation on broker services
- Ben Batke / Financial Services Group
- Robert (Bob) Pratt / Coordinator, Land Management, Planning & Development Services for Strathcona County  
Gave presentation on Waterline Proposal – putting together offer and appraisal information
- Felicity Kay / Coordinator, Development Engineering Utilities for Strathcona County  
Gave presentation on Waterline Proposal due to development across the road and reviewing engineering drawing.

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

Motion to approve agenda: Brian Brown / Alain Brosseau

**CARRIED**

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

a) Meeting Minutes of January 25, 2024

Motion to approve meeting minutes: Marlene Freinbichler / Alain Brosseau

**CARRIED**

#### **6. Financials**

a) January 31, 2024 Financial Statement

Operating \$92,501.07

Reserve \$698,149.30

Expense \$5370.51

Motion to approve January 31, 2024 financial statement: Brian Brown / Peter Gilbody

**CARRIED**

b) Arrears: None

c) David Holehouse, Peter Gilbody & Carolle Ebertz signed paperwork for Financial Services Group

d) First round of investments is in April 2024. Then June 2024 and 3 in August 2024  
Will be discussed at March 28, 2024 Board Meeting.

#### **7. Ratification of Approved Motions via Email**

a) Legal #14 Pet Approval

#### **8. Old Business**

a) Spreadsheet review (Legal #8 garage wall, Legal #41 bathroom window)

b) Spring walk around for April or May / depending on weather

c) Legal #22 requires Pet Permission for dog (Joy will send out)

d) Telus cable cut at Legal #53 (and never fixed) damaged when sump drainage was installed.

Joy will call Telus to discuss repairing.

## **9. New Business**

- a) Snow removal discussion after snow storm (Communication problems & response times).
- b) Discussion on organizing meeting for Owners (regarding Strathcona County Utilities Statutory Right of Way). County staff would be invited to answer questions from owners and to provide feedback to the Board regarding the County's proposal to assume ownership and maintenance responsibility for a portion of our waterline.
- c) Spring Social at Browns Social House for April was proposed by Marlene Freinbichler. Marlene will organize and send out invite to residents.
- d) Welcome package of gift certificates was taken off the table.
- e) Peter Gilbody put forward information regarding coupons and discounts membership from Staples for anyone interested.

## **10. Correspondence**

None

## **11. Newsletter Items**

Brian Brown to put out Newsletter for February / March 2024

## **12. Next Meeting**

Date: Thursday, March 28, 2024

Time: 9:30 AM

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

## **13. Adjournment**

David Holehouse adjourned meeting at 11:27 AM

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

B2B Bank (GIC Accounts)

Insurance Renewal