

Minutes
Meeting of the Board of Directors
River Grande Estates
Condominium Plan No. 9911158
Tuesday September 1, 2020

The meeting was held via Zoom conference call

Attendees: B. Mills, B. Millsap, AK Ross, W. Hunter, T. Dyck, V. Volk, C. Scrupa and Sherry Ponych (Magnum York)

1. Call to Order – 6:31 PM
2. Additions/Changes to the Agenda – none noted
3. Review and approval of the meeting minutes for July 7, 2020.
 - *Duly moved and approved*
4. Management Report and Bylaw Infractions – Sherry Ponych tabled a brief report with no major issues identified.
 - Water damage from major leak in #317 (and #217/#117) Phase 3 has been fully repaired with recovery of insurance deductible from owner arranged
 - Magnum York still mostly working from home offices
5. Facilities and Maintenance Report – Vince Volk tabled a report for discussion.
 - The bathroom ceiling damage in #410-1 has been deemed to be an owner responsibility to repair.
 - Balcony drip edge repairs all done (save for one needing access) and investigations continue regarding deck resurfacing and column repairs.
 - Boiler repairs/replacement (Phase 2) complete.
 - Miscellaneous exterior window and door repairs/replacements ongoing or complete.
 - A list and repair requests was received from the owner of #514 Phase 2 and is being reviewed to determine which items might be the Corporation's responsibility.
 - Ongoing problem with leaks in irrigation system. Will be looking to change contractors.
6. Treasurer's Report – Tiffany Dyck tabled a detailed report. The RGE finances are in good shape with large expenditures tracking currently lower than budget.
 - No insurance claims
 - Lower than forecast utility costs (summer months)
 - Repair and maintenance costs have been below budget to date
 - \$200,000 in Reserve Fund cash needs to be invested with \$75,000 to be used in bond purchases and the balance to be determined ASAP as good opportunities arise.

7. Unfinished business

- Sullivan Tree trimming – Underway with completion expected September 3rd
- Exterior Terraces – Street side Phase 1 (1st Floor) – Resurfacing with synthetic pavers completed August 31st
- Stampede Elevators – Has just commenced orientation and preparation towards assuming maintenance contracts for four of the five RGE elevators. Elevator #4 will remain with Fujitec for servicing.
- Reserve Fund Study - by motion, the Board fully ratified the new Entuitive study which was incorporated into the 2020/21 budget. Copies of the study will now be made available to all Owners
- Exterior Corner Signage – Manufacturing and colouring of replacement letters is complete. The letters will be mounted directly on the brick walls as were the original brass letters.
- Bylaw review – a final draft has been completed by our lawyer and will be verified by the Bylaw committee before being approved by the Board for distribution to Owners for their consideration. Plans being finalized for Owner communication and distribution for voting. Targeting a mid-October roll out.
- Building security – one recent unauthorized entry attempt into Owner parking was thwarted. An information notice to owners was circulated emphasizing vigilance.
- TELUS fibre optic lines - installation complete with TELUS looking to communicate with Owners and obtain sign-ups for service.
- RGE Newsletter – will target October 1st for preparation of a fall update. Whitney Hunter will coordinate preparing a draft.

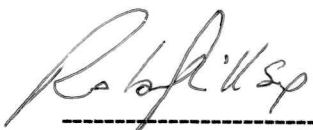
8. New Business

- AGM date and format – A date of Monday November 23rd was chosen. The meeting likely be held in the RGE Visitor parking garage for a maximum attendance of 50 individuals with a heavy reliance on collecting proxies from owners to minimize physical attendance.
- Safety complaint received regarding mats on floors of lower elevator lobby in Phase 3. The thick mats were removed from Phase 2 and 3 lobbies which should address the issue.
- Move in/move out policy – The board will be updating and clarifying the policy, particularly with respect to evening and weekend moves and any associated fines for violations.

9. Upcoming Meetings

- Next Board Meeting – Tuesday October 6th

ADJOURNMENT at 8:20 PM



President



Secretary