

In lieu of official Board meetings, which were put on hold due to the COVID conditions, the Board did all discussions online by email.

These are the decisions made from March 15 to June 30, 2020.

They are in no particular order.

- Hoang Ho Eavestrough was authorized to replace eavestrough over the front door at Unit 83, the front area running between Unit 39 and Unit 43 (including putting double drainpipe to handle drainage from 2 units' roof areas), and the front eavestrough of the north garbage building. These areas had breaks in the eavestrough that were too severe to just be repaired. The total cost of these replacements (from the Reserve Fund) was \$1,810.20. They were also to do repairs and patching on several other eavestroughs.
- As there were basement leaks happening, Rocky Mountain Landscaping was authorized to add more dirt and resod the area on the front and the north side of unit #64, to correct drainage issues arising from sunken areas along the foundation. This was a Reserve Fund Cost of \$ 1,837.50.
- Tiger Paving was chosen from several bids for paving work on the roads to stimulate drainage down the drains and fill in cracks and depressions in large areas of the road. The drain grates were lowered and the paving leading to it was angled to facilitate drainage. The cost (from the Reserve Fund) was \$ 7,586.25. It is felt that this work should extend the life of the existing road.
- The Board was advised by the owner of Unit 31 that the current wooden deck would be replaced with composite decking. As the dimensions of the deck would not be changed, and the colour and material of the new deck was approved by Boards previously, no approval would be required for this. This replacement is owner cost.

- The unpainted sections of the north fence (from replacing those rotten or damaged last year) need to be painted this year. Alberta Quality Painting's bid was chosen (one of three). The cost is \$1,750.00 + GST - this is a Reserve fund cost.
- With the Alberta Condominium Act changes, and especially now the condo insurance will not be covering the unit improvements and betterments done by owners effective at the renewal of October 28, 2020 (as the Bylaws now state), Basic Unit Descriptions must be created for the complex. The BUD describes the basic unit finishings, etc. that the complex had upon being built that would be replaced by insurance in the event of loss. If a loss incurred, the Condo insurance would pay the amount of replacing what was originally there; the owner's personal insurance would cover the improvements or betterments. The cost of having this done by Reliable will be \$ 680.00. This MUST be done, so there was no choice as to whether it should proceed.
- As several units were experiencing improper drainage from the eavestroughs, Rocky Mountain Landscaping was contracted to clean and blow out the eavestroughs of all the units in the complex. As they actually run water through downspouts to assure any clogs are not existing there, they were chosen. The cost for this will be \$1,250.00 + GST.
- An application (which includes acknowledgement that any changes e.g. openings for venting or air intake vents done to the envelope of the unit and, any effects/damage that may come from it in the future, are the responsibility of the owner)was received from Unit 98 to install a high efficiency furnace. This was approved.
- Leaks were found in the piping and fitting in the irrigation system just after the water supply comes into the complex and before

the back flow valve. As we have no choice but to replace the faulty section, the Board proceeded with this repair. The cost of parts would be about \$ 900.00 and the labour would be approximately 4 hours

- For the decking stain that the Condo Corporations supplies for owners to do their own deck, the Board made the decision to supply Benjamin Moor Arborcoat stain instead of the Thompson water seal that has been used previously. It was felt that that it would provide for a longer lasting stain, so would be worth the extra cost.