

Minutes – General Meeting – July 16, 2015

Meeting was held in the home of Alex Thomson, Unit 8, 1602 Morey Road

In attendance: Norene Cragg, Lydia Kucharuk, Abe Buwalda, Roger Lacasse, Rhonda Dickson and Alex Thomson.

Meeting was called to order at 7:05 pm

1. No enough members attended so we did not have quorum. Because of this we could not vote to approve the Financial Statement. This is tabled until our next meeting.
2. There was discussion about the downspouts and about the perimeter drains for building 102 in particular:
 1. Abe had Roto Rooter come out and inspect the drain tile (or perimeter) tile around building 1602. They were unable to complete a full scope as their equipment was unable to make some of the corners necessary for a full visual. What they were able to see was that there was no evidence of any standing water and there was only minor root intrusion. The Roto Rooter technician said to complete a full scope would require digging down to the foundation at all 4 corners of the building so they could get the scope to have a straight run in. The cost estimate for this was \$745.00. The technician offered his opinion that since there was no evidence of standing water and minimal root intrusion, it was highly unlikely that there was any leakage. (NOTE: This test was done earlier this spring when we actually had rain). Since the original concern was effervescence in the crawl space of unit 5 (not mold) and since there appeared to be no damage to the drain tile, the council decided to not proceed with more scoping of the perimeter tile. There is no reason to believe any mould exists at this time. HOWEVER, it was decided that we will have all the drain spouts immediately inspected and fastened. And where they do not enter the perimeter drain that we would have a run-off attached to divert water away from the buildings. It was also agreed that we would budget for someone to do a complete inspection of all the crawl spaces in all buildings in the next year. This would probably best be done during the wettest time of year. If any evidence of mould exists at that time, we would then need to deal with it immediately.
3. A income expense report was presented. We are pretty much on budget with no concerns raised.
4. It was decided that each owner deal with his or her own deck as needed and when they can. The strata will provide the needed materials (sanders / stain or Cetol). We had budgeted \$1,000.00 for deck repairs.
5. Concern was again raised about the angle parking on the street. When large vehicles park near the entrance it is difficult to see around these parked vehicles and this presents a danger to those leaving the complex. Also, one owner in particular likes to park parallel, thereby taking up 3 (angle) parking spaces. Abe will contact the city about this.

6. There was no interest in a garage sale.
7. Roger and Abe will take care of the exterior lighting again - some bulbs burned out.
8. Norene requested permission to replace her windows (reno windows) in her unit (Unit 1). No objections were raised.
9. Our next meeting is set for Wednesday evening, August 19th at 7 pm at the home of Alex Thomson - Unit 8, 1602 Morey Road.

Meeting adjourned at 7:50 pm