

HCC #241

June 25, 2018

Present : Jean Whalen, Robyn Elliott , Cheryl Hebb, Chris Davis, Brad Miller, Superintendent: Richard MacQueen, Canmar: Don Buck ,Tim

Regrets: Deborah McLellan

The meeting was called to order at 6:02 pm. R. Elliott welcomed our new board member C. hebb . It was noted J. Whalen sent a thank you card on behalf of board to J. Halliday (past President) . The code to the office door will be changed immediately .

Approval of agenda: it was moved by Jean Whalen 2nd by Chris Davis ..motion carried .

New slate of officers:

President : Robyn Elliott

Vice- President : Brad Miller

Treasurer: Deborah McLellan

Secretary : Jean Whalen

Members at large: Chris Davis and Cheryl Hebb

The signing authority for bank will be changed this week . decisions by board via email will consist of 4 of 6 responses to the president/Canmar .

Superintendent's Report :

The unauthorized items in garage have been removed . Monitoring of trash is helping with avoiding illegal disposal . The last storage unit will be painted as permission given to Richard . There is a new tenant in unit 210 . More notices will be printed by Richard and used for "no parking" zone in front of building . Windows in #204 will be cleaned (debris from #404 fix) .

It was moved by J Whalen and 2nd by C Davis we buy 4/5 more boxes of carpet for future replacement/repairs . Lahey Glass will now install balcony glass as Coleharbor Glass broke while installing . The sconces on 3rd floor were changed by Super to see if we could get more light in hallway . This will be revisited once we pick the paint color to be used . (The super was asked for a quote)

All lights were replaced on balconies . Unit 506/507 still need smoke detectors replaced . they have until end of week otherwise Super will enter and supervise . It was decided to give recycle money to Bonnie Halliday unless she advises she no longer wishes to do same . The leak in 306 has stopped . There will be a "cut out" above tub for repair . Baseboard not swollen .

Canmar :

Statutory obligations have been complied with to date . The residents list has been completed . richard to advise of new tenants in 210/201 and give to Canmar . The action items list is very helpful . There is a new webpage for us , which will include our minutes, reno procedures etc. Unit owners can get a password from Canmar .

The front side doors are working fine now . The light fixture at "pine" will be replaced and 3 more spares will be ordered . This will be replaced when lobby lights done . Unit 404 molding still to be done .

The fireplan is almost done . need to establish a policy for testing fire alarms . canmar to find out if we can do it the same day and time each month . One extinguisher to be installed at end of garage . we will not purchase any new burners for our heat system at this time as none are required . Canmar to obtain a quote for "film" on windows in stairwells .

Ten to twelve people responded to email for screen repair/replacement . Super to attend to same . The security camers for garage and new mirror have been installed . Fire alarm/smoke detectors completed . Balcony lift for 202 completed . fence replacement to begin june 28th .

Business :

It was decide to put "pot" lights in the lobby . We will keep the chair rail and paint lobby all one color . Adjourn futher furniture acquisition until lobby completed . It was decide to keep chair rail in hallways as well but paint 2 colors . Richard will remove sconces , get brighter lights to see if makes a difference . we want quotes for hallway . will review after ricghard completes lobby .

Finances , Canmar to recive june statement in 2 weeks .

Review of By-laws : it was agreed to table any further discussion on AirB&B and MJ until the Fed/Prov. legislation is in place (Sept) .

New Business : There was a request by a real estate agent to be able to enter building and solicit potential clients for sales . It was unanimously agreed to deny this request and Canmar will advise agent of our policy which will not change .

Next Meeting : Sept 17, 2018 at 6pm