

Minutes of HCC#241 - sept. 17, 2018

Present: robyn elliott, cheryl hebb, deborah mclellan, chris davis, brad miller,jean whalen,
Superintendent: richard macqueen, Canmar (don and tim)

Moved by chris davis, 2nd by cheryl minutes of june meeting be approved . motion carried .

Superintendent's report :

Unauthorized items in garage have reduced ' will continue to monitor . one storage box left to paint and if owner does not do it super will .

unit 306 requires paint touch up only . All balconies have been repaired . Soffit for 210 was repaired due to bird's nest . unit 206 has no more water problems . Unit 204 has been cleaned, no more complaints . Unit 308 reported a mouse . Richard will investigate further .

Fireplan is in the lock box, awaiting a few more items to be included by canmar . Film has been placed on windows and people have noticed a difference . Two Hand sanitizers (along with refills) orderd and will be installed tomorrow . Screens have been put on all windows that were requested , a few panes are on order . The garage door is now fixed .

Painting of halls and stairwells is 1/2 done and will be finished by Oct 6th (Richard had been in car accident so painting was delayed for 1 week) . Recycle fund has 140.00 . It was requested richard print more "no Parking" signs and place in office so we can place on cars if needed .

Business arising:

our statutory obligations have been met . It was pointed out that the lobby ceiling paint should be flat not gloss . Don/Tim to review color scheme with richard .

Fireplan: Tim advises there is a new FD rep who will review our plan and let us know if approved. We must begin monthly testing of the fire alarm system . It was decide to have it the 1st monday of each month . Fence in backyard has been completed . There have been no requests for upgrades . Painting delayed due to super being in car accident .

There was a discussion regarding richard's absence from the building and whether or not he was working . The board requested richards weekend schedule so we could advise residents who to contact . It was requested Canmar do a "walk through" to examine state of painting .

Reserve Fund study is due this year . A roof inspection is needed now as losing caps on corners , (board approved that it be carried out) .

Canmar advised and board approved a progress payment for painting (1/3) with proper invoice .

Financial documents will be recived end of Sept .

By-law amendments : it was agreed Don to have Pat Cassidy draft notice of meeting and by-law/ declaration amendments for the following :

- a) No smoking - grandfather those who currently smoke - 80% required
- b) no MJ smoking/growing without a Medical MJ licence - 80% required
- c) no rental under 30 days (aka AirB&B) - 60% required

New Business:

Lobby decor : it was decided that pictures would be put back up on walls once painting finished . All lobby furniture will be replaced . Chris (Bonnie) and Cheryl will discuss what options board should consider . It was agreed there would be a freeze on any further purchases by B. Halliday until further notice . The president to advise .

It was felt that the garbage room needs to be better organized, cleaned and otherwise sorted regularly if mnot daily . Canmar to advise Richard .

Halloween - Notice will be sent by Super requesting donations to be placed in the lobby and volunteers for table .

Next meeting : November 5, 2018 at 6pm