

## HCC #241 - General Board Meeting May 9, 2022

Attendance: Chris Davis; Jean Whalen; Wayne Carter; Robyn Elliot; James Halliday; Kathy Curley; Don Buck (Canmar); Patrick Parnell (superintendent).

### Patrick's report (with discussion):

- Bottle fund increased by \$69 for a total of \$765
- Storage unit behind parking space for Unit 209 is completed
- Several units have requested that their balcony doors be replaced or repaired. Some owners may not be aware of this option. It was suggested that all balcony doors be inspected for damage.
- The balconies on the front of the building will be inspected tomorrow, May 10. It should be understood that accessing individual units for the purpose of managing and maintaining common elements cannot be denied. Owners are generally given notice at least 24 hours prior to units being accessed for inspection or maintenance.
- Unit 502 is still waiting for a door.
- Grates for the elevator ceiling were ordered about a year ago but have not arrived. Don will investigate.
- The gas line was making unfamiliar noises. Heritage Gas were here to investigate but spoke to a Coastal employee instead of Patrick. Patrick will get in touch with them again.
- The scaffolding along Pine Street is being erected. Some tenants on that side wonder if there will need to be work done inside their units.. That is not yet certain, and the exact timeframe is as yet unknown.
- Patrick still does Covid check lists for workers in the building. It was decided that those are no longer necessary but that masks should be required for workers.

### Canmar report:

- Don reported that YoLink smart water valves are only for residential properties.
- The painted lines in the garage will be redone after the area is cleaned in July.

### General discussion:

- Patrick has asked for a cell phone that would be strictly used for condo business. It was agreed that this is a reasonable request. Don will look into getting Pat a new phone.
- The bumper pads for the garage are \$100/each. It was agreed that the ones in the worst shape should be replaced
- The reserve fund currently holds \$257,000. Whether this is enough will depend on the work that is scheduled on the Ochterloney and Pine St. sides of the building.
- The price of natural gas will affect our budget.
- The date for the AGM will be set for sometime in October.

Next meeting: June 13, 2022 at 5:30 PM