

## HCC #241 - General Board Meeting November 22, 2021

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

### Patrick's report:

- Issues with door locks and garage door button have been resolved
- Furnace has been updated for the winter. Cap on roof needs to be replaced. Patrick will see to this. He was advised to make sure someone knows where he is.
- Outside lights have been adjusted to allow for changing sunsets.
- Heat in halls turned down to 16 degrees C
- There have been reports of a racoon outside the Pine St. entrance which can be alarming when someone is coming in at night. Several deterrents were mentioned (light, music). Patrick will call Lands and Forestry about this issue.
- Bottle fund >\$300
- Door in Unit 203 scheduled for maintenance in spring 2022
- Door in Unit 204 on list for resurfacing
- Window in Unit 409 is not leaking but the outside needs to be fixed once staging is up.
- Rotted spot on the back of the building will be fixed once the staging goes up next week.
- Waste management remains an issue with different rules for our building (e.g. no personal black bag, removal of large items such as appliances) even though we are registered as residential. Patrick will investigate further.
- Owner of parking stall #19 has not yet painted their storage unit. Patrick will remind them.

### Canmar report:

- Windows are expected on December 7th and doors between December 7 - 9
- Caulking will be done once all the brick work is completed
- The new budget was discussed and approved. With the recent renovations to the building, along with the rises in insurance and natural gas rates, an increase in condo fees is inevitable. Don will send out a draft for final approval and then distribute to owners.
- Don will provide us with an updated tenants' list

### Other business:

- There will be no Christmas gathering this year due to Covid restrictions

Next meeting: January 24, 2022 at 5:30 PM

