

HCCC #241 Board Meeting November 30, 2020

Attendance: Sue Dooley (President), Robyn Elliott, Bernie Young(Vice President), Bonnie MacDonald, Cheryl Hebb(Secretary), Patrick Parnell (Superintendent), Don (Canmar)

Absent: Jean Whalen, Kim (Canmar)

Super report:

Repairs: the garage door has been repaired. The 4th floor emergency door was not closing properly, wasn't latching. That was repaired.

Lobby – 2nd door coming in from the garage is not latching. Patrick will contact Freedom to inquire about having it fixed.

The white boxes on each floor will be removed, these housed the key for the old shut off for the water in each unit, however, the shut offs were seized and the keys did not work, therefore, all the shut offs were changed.

Since all the water shut offs have been changed in each unit, Canmar will send an email out to all owners with instructions on how the new shut offs work.

There are 4 units where the hoses on the washer have not been upgraded. The issue was the moulding and trim were in the way not enabling access to the hoses. We will remove this trim to access and replace as this is a necessary repair.

Wheelchair ramp in front of building is dark, needs to be lit. Canmar will look into adding a light, research whether we should have a motion light or solar powered.

The unit owner's insurance has looked after the damage from the recent flood.

Everyone is following the new mask guidelines.

Canmar report:

Statutory obligations have been met.

The new board members names have been filed with the condo registry. Due to covid, there is a delay in registering with joints stocks, and until that occurs, we cannot change the signors on the bank account. This is still ok as we still have 2 board members that are listed as signors.

Insurance renewal is still not in. The insurance is up for renewal Dec. 31, 2020. We are budgeting for 25% increase this year.

Budget for 2021 – needs to be approved. We are just waiting on the insurance premium. The budget will be approved via email pending insurance. We are looking at an increase in the condo fees this year due to the projected increase in the insurance premium. Board has agreed to increase the fees, will determine the amount of increase when the insurance rate has been received.

Bylaw amendment for policies was discussed. We will revisit again. These can only be changed at an AGM, so there is time.

Exterior lights on back of building, complaints they are too bright and they remain on all night. Canmar will check on replacement lights to see if we can resolve this issue.

There is a noise complaint, this is being dealt with.

Balcony cleaning will happen in the spring. This will be both the underside of the balconies and the decking. There is an environmentally friendly product that will be purchased for this, at the same time, soffits will be repaired to prevent birds from nesting in the deck. Will look at having this done in March.

Heat pump information: Sue had Ready Refrigeration come to provide quotes to install heat pumps. The cost for 1 install is roughly \$6000. The one heat pump will not cool or heat the entire unit. It will provide cooling to the main living area, but not to the bedrooms. The issue with installing the heat pumps is there needs to be a 3 inch hole drilled through the brick for the wiring and piping, and there needs to be a conduit installed running down the side of the building for the water. The board felt the cost was prohibitive and the result is not ideal. You can purchase the portable, free standing air conditioning units that work very well for a fraction of the cost. These just need to be vented out a window and there is no water to deal with.

Air exchanger filters should be cleaned on a regular basis. Canmar will send an email to all owners advising that they should be cleaning these filters. They will also research a company that can clean the duct work and provide their findings.

Meeting adjourned. Next board meeting to be held Jan. 25, 2021 at 6:30 via Zoom.

Merry Christmas! Stay safe.

These minutes were approved at the following board meeting, Jan. 25, 2021