

MEETING NAME:		Board of Directors Meeting Eagle Ridge Condominium # 0728880
Meeting Date: February 29, 2012		Location: Eagle Ridge Bldg A Amenity Room
Chaired by:	Jason Ranni, President	Recorded by: Sandra Pearce
Attachments:	None	
Present:		
Board Members	Administration & Guests	Absent
Jason Ranni, President Stuart Josselyn, Vice President, Treasurer Leon Harder David Diebel	Amanda Loveless, Building Superintendent Sandra Pearce, Community Manager Michelle Ryan Shael Gelfand – Peak Communicators Ltd, via Teleconference	Prakash Madireddy Dean Little

	DESCRIPTION	Name	Action Due
1	Call to Order & Welcome	Chair	
2	Adoption of the Agenda	Chair	
3	Question / Answer list from Shael Gelfand – Peaks Communications Dave Diebel read the FAQ list from Public Relations representative Shael Gelfand with a response on how these questions should be answered by management / board members when asked by owners. If owners should contact management, they should be directed to Jason Ranni or Dave Diebel only by giving them an email address only. No phone numbers to be released to owners. Shael left conference call at 7:30pm.		
4	Building Superintendants Report 4.1. Review of Report 4.1.1. Ground Effects has not provided a full schedule of parkade cleaning for the year as per agreement. Sandra to follow up and request schedule prior to next cleaning. 4.1.2. Discussed water pooling in P2 and reviewed one quote. Additional quotes are being sought. 4.1.3. Discussed drain backup in units 104/105 Building D and subsequent callout to Alcor which incurred \$1,500 in costs. Condominium First to look into high cost of the visit. Discussed need for more cohesive HVAC solution. Amanda & Sandra to provide recommendation. 4.1.4. Garbage pickup has been increased to Mondays, Wednesdays and Fridays 4.1.5. Amanda to obtain reasonable completion date for parkade bathroom for cleaners. 4.2. New door knob to be installed for gym to prevent use during closed hours 4.3. Vacation request. It was moved and seconded that Condominium Corporation No. 0728880 provide Amanda Loveless with one additional week of Vacation time per year. Carried. 4.4. Leak in 215/315C. Significant damage was incurred in both units. New insurance adjuster to be obtained by Sandra. Owners of respective units to be notified in writing of outcome. 4.5. Building A Amenity Room. Notice to be posted in room stating capacity and noise limitations and repercussions. Sandra to check if having persons renting room sign agreement stating capacity is satisfactory for the Corporation.	Amanda Sandra Amanda/ Sandra Amanda Amanda Personnel Sandra Amanda/ Sandra	Dismissed after report completed March 15 March 15 March 7 March 28 March 15 March 7
5	Adoption of the Minutes 5.1 November 30, 2011 It was moved and seconded that Condominium Corporation No. 0728880 approve the November 30, 2011 meeting minutes.		

	DESCRIPTION	Name	Action Due
	Carried.		
6	Recording of Electronic Motions – No Electronic motions at this time		
7	Treasurer's Report 7.1 Budget review / Discussion		
8.	Property Manager – Condominium First Report 8.1 Financials / Arrears. It was noted that property arrears are a little higher than expected. 8.2 Financial Audit. Sandra to determine if Technical Audit can be drawn from the Reserve Fund. 8.3 Upgrade of Security system quote. Funds are not available in the current year to upgrade the security system. 8.4 Storage locker update. Condominium Corporation No. 0728880 owns the extra storage lockers and has certificates in hand.	Sandra	March 7
9.	New Business 9.1 Retention of Lawyers: It was moved and seconded that McLeod & Company be selected to represent Condominium Corporation No. 0728880 to provide legal advice on the Peaks Parkade Issue. CARRIED 9.1.1 It was moved and seconded that Condominium Corporation No. 0728880 provide a \$20,000 retainer to McLeod & Company for their services. CARRIED. 9.2 Letter to Owners : A draft letter to owners from the Board and Centron regarding the Parkade repair was reviewed and will be submitted to McLeod & Company prior to mailing out. 9.4 Deficiency Committee: A Deficiency Committee was establishment with the following membership: David Diebel, Jason Ranni and Leon Harder will form the Deficiency Committee, with David Diebel as primary point of contact.	Condo First Jason/ Sandra	Immediately Immediately
10.	Old Business 9.1 No old business		
11.	Committees 11.1 Bylaw Committee. Bylaw committee will resume after AGM. 11.2 Maintenance Committee. No update. 11.3 Personnel Committee. No update.		
12.	Communications 12.1 Website Update. No discussion.		
	NEXT MEETING: BOARD: March 28, 2012 6:30 p.m. Adjournment		

Original Signed By

Jason Ranni, President

Original Signed By

Deanna Hebert for Sandra Pearce Recording Secretary