

<b>MEETING NAME:</b>		<b>Board of Directors Meeting Eagle Ridge Condominium # 0728880</b>
<b>Meeting Date: January 25, 2012</b>		<b>Location: Eagle Ridge Bldg A Amenity Room</b>
<b>Chaired by:</b>	Jason Ranni, President	<b>Recorded by: Kevin Keightley</b>
<b>Attachments:</b>	None	
<b>Present:</b>		
<b>Board Members</b>	<b>Administration &amp; Guests</b>	<b>Absent</b>
Jason Ranni, President Stuart Josselyn, Vice President, Treasurer Dean Little David Diebel	Amanda Loveless, Building Superintendent Sandra Pearce, Community Manager Michelle Ryan	Prakash Madireddy

	DESCRIPTION	Name	Action Due
1	<b>Call to Order &amp; Welcome</b>	<b>Chair</b>	
2	<b>Adoption of the Agenda</b>	<b>Chair</b>	
3	<b>Question / Answer session with Roger Davies via conference</b> Reviewed responses from lawyers, including McLeod & Company. Discussed next steps, including disclosure and selection of PR firm. Also discussed creation of deficiency committee of three with single point contact. A separate meeting between Roger and the deficiency committee was booked for Friday, January 27 <sup>th</sup> .		
4	<b>Building Superintendants Report</b> 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. More quotes sought? 4.1.3. Discussed drain backup in units 104/105 (which building?) and subsequent callout to Alcor which incurred \$1,500 in costs. Did not write down end result, sorry. 4.1.4. Discussed need for more cohesive HVAC solution. Amanda & Sandra to provide recommendation 4.1.5. Garbage pickup has been increased to Mondays, Wednesdays and Fridays 4.1.6. 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 215/315C. Significant damage to 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.	<b>Amanda</b>       <b>Amanda/ Sandra</b>  <b>Amanda</b>  <b>Amanda</b>  <b>Sandra</b>  <b>Amandra/ Sandra</b>	<b>Dismissed after report completed</b>
5	<b>Adoption of the Minutes</b> 5.1 November 30, 2011 It was moved and seconded that Condominium Corporation No. 0728880 approve the November 31, 2011 meeting minutes. Carried.		

	DESCRIPTION	Name	Action Due
6	<b>Recording of Electronic Motions</b> – No Electronic motions at this time		
7	<b>Treasurer's Report</b> 7.1 Budget review / Discussion		
8.	<b>Property Manager – Condominium First Report</b> 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.	<b>Sandra</b>	
9.	<b>New Business</b> 9.1 It was moved and seconded that McLeod & Company be selected to represent Condominium Corporation No. 0728880. It was moved and seconded that Condominium Corporation No. 0728880 provide a \$20,000 retainer to McLeod & Company for their services. 9.2 Draft letter to owners was reviewed and will be submitted to McLeod & Company prior to mailing out. 9.4 Deficiency Committee establishment (3 ppl). David Diebel, Jason Ranni and Leon Harder will form the Deficiency Committee, with David Diebel as primary point of contact.		
10.	<b>Old Business</b> 9.1 No old business		
11.	<b>Committees</b> 11.1 Bylaw Committee. Bylaw committee will resume after AGM. 11.2 Maintenance Committee. No update. 11.3 Personnel Committee. No update.		
12.	<b>Communications</b> 12.1 Website Update. No discussion.		
	<b>NEXT MEETING: BOARD: February 29, 2012 6:30 p.m. Adjournment</b>		