

<b>MEETING NAME:</b>		<b>Board of Directors Meeting Eagle Ridge Condominium # 0728880</b>	
<b>Meeting Date: October 25, 2011</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 Kevin Keightley, Secretary Prakash Madireddy David Diebel		Amanda Loveless, Building Superintendent Roger Davies, Condo First, Vice President	Dean Little
	DESCRIPTION	Name	Action due
1	<b>Call to Order &amp; Welcome at 6:35pm</b>	Jason	
2	<b>Adoption of the Agenda</b>	Jason	
3	<b>Presentations</b> 3.1 507C – Adrianna Zuniga/Ian Jappy – Parking Stall Issue #610 - The parking stall next to them is a real mess. Garbage, rotting garbage. Will have our in house maintenance person to clean and bill back to owner. Will also fine \$500. 3.2 Stall #451 – Greg Carroll – Parking Issue(s) - Has had people parking in his stall constantly. We will investigate the option to have Leons to tack on an extra charge that will go to Amanda for her trouble of after hours call. 3.3 Rogers insurance - Look at larger deductible for water damage. Look at 10k in a deductible.	Amanda  Amanda  Stuart/ Jason	Oct 28  Oct 28  Oct 28
4	<b>Building Superintendents Report</b> 4.1 Review of report Attached to the minutes - Sprinkler system damaged by the dig. Need to review contracts to see who is responsible for the damage. - Security system has been working better. - Trailer parking in parking lot stall, let him have a week to move it. - Plumbing issues in building D. Have Amanda call Ledcor tomorrow, if they cant make it by then she will call another contractor. - It was moved and seconded that Condominium Corporation No. 0728880 Approve to have carpet replaced in the master bedroom of unit 608A for an amount not to exceed \$2200.00 CARRIED - Hydrovac the parkade. As soon as possible. Have Badger daylight to come in. 4.2 Update on kitchen install, staff bath. - Bathroom construction to start the bathroom next Monday. Kitchen to be held off until next year. 4.3 Update Wade Engineering - Dig has been completed. Report will be received sometime in November. 4.4 Update on Shed by UJ's Carpentry - Construction of the Shed has been completed.	Stuart / Jason  Amanda Amanda  Amanda  Amanda	Nov 8  Oct 28 Oct 28  Nov
5	<b>Adoption of the Minutes</b> 5.1 September 29, 2011 - Minutes were not brought to the meeting will be signed at the next meeting.		

6	<b>Recording of Electronic Motions</b> - No electronic motions		
7	<b>Treasurer's Report</b> - Have the auditor look at the financials. Use the same auditor as last year as per the vote at the AGM. - Natural gas costs still have questions. - Miscommunication on the budget. Stuart, Sandra, and Roger to work out the budget. Will use the last years October budget. Then work out November. - Stuart to send an email out for submissions on "wish list" items for next years budget.	<b>Condo First</b> <b>Condo First</b> <b>Condo First / Stuart</b> <b>Stuart</b>	<b>Nov 30</b> <b>Nov 8</b> <b>Nov 8</b> <b>Nov 1</b>
8.	<b>Property Manager – Condominium First Report</b> 8.1 Financials / Arrears 8.2 Insurance renewal - Quote from Roger's Insurance and Cooperators Insurance. Rogers is significantly better than Cooperators. Will have updated number form Rogers by the end of the week and will vote electronically. 8.3 Roger Davies - Discussion of board issues. Roger will be working closely with Sandra for the next while. Roger to look at the doing direct debit for all three utilities		
9.	<b>New Business</b> 9.1 Kevin Keightley stepping down from the Board - When he has sold his Unit, within a month 9.2 Find the maintenance schedule for maintenance contract 9.3 Cleaners want to meet with the board - Issues they would like to discuss: Loosing their paid lunch, They do not want to work weekends 9.4 Bylaws - Send the revised Bylaws back to the lawyer	<b>Kevin</b> <b>Jason, David</b>  <b>David</b>	<b>Nov 1</b> <b>Oct 29</b>  <b>Nov 8</b>
10.	<b>Old Business</b> 9.1 None		
11.	<b>Committees</b> 11.1 Bylaw Committee - See above 9.4 11.2 Maintenance Committee 11.3 Personnel Committee - To meet with the cleaners Oct 29		
12.	<b>Communications</b> 12.1 Website Update		
<b>NEXT MEETING: BOARD: November 30, 2011 6:30 p.m.</b> <b>Adjournment At 10:00</b>			

Original signed by: \_\_\_\_\_

Jason Ranni, President

Kevin Keightley, Secretary