

Vogue
Board Meeting Minutes
Tuesday, October 19, 2021
5:30 PM, Conference Call via Zoom

1) Call to Order

- a) Attendance:
 - i) D. Paterson, A. Lee, S. Mishra, N. Livaditis, A. Schmidt, T. Wright and C. Shum
- b) Regrets
 - i) None.

2) Approval of the previous meeting minutes

- a) Review and approval of the September 28, 2021, meeting minutes.

Fe modifications to be made, Sneha will revise and resend to the board for approval.

3) Financial Update (cash balances to be part of financial report)

The board is pleased with recent effort to increase cash flow recently which has been effective and the condo is on strong financial footing forward.

Notes:

Hudson Energy contract commences November 1, 2021. For budget projections the board would like a more detailed breakdown on usage including transmission costs and GST as a part of worst case and best-case scenarios for natural gas and electricity.

Board confirmed its interest to extend the window cleaning contract with Rocky View Enterprise for the next 3 years – twice annually window cleaning to begin again in 2022. Barclay to engage the contractor.

4) Building Operations Update

Board is pleased with the progress of resolving our backlog of building maintenance issues.

5) Old Business

- a) Covid Update – Gym restrictions in place

No complaints, so far.

- b) Airbnb legal case

No updates at this time.

- c) Bylaw revisions – Al and Nick are completing the final modifications

Al and Nick are making good progress on proposed bylaw changes.

- d) Sneha Instagram and Facebook Vogue-update.
 - i) Tina Kelly (Brad's wife) has joined the social committee.
- e) Fitness studio - Sneha to get quote on paint night cost/offer space, see if people/friends in building would be interested.

Support for going ahead with paint night event with a small financial contribution from the board in the new year.

- i) EV Parking System- deferred to 2023
- f) Moby Parkade WIFI – deferred to 2022
- g) Metal strapping water leaks – ongoing repair strategy

Discussions in progress with Bow Mechanical.

- h) Parkade leak in level P5 – Williams Engineering and the original contractor were on site on August 19 to identify the best solution for leaks on P5A to P5B. We have received one quote from Core Hydro; Gator Concrete was on site on Oct 14 to quote. Will provide both estimates once received.

Williams Engineering has recommended solution and board is waiting for quotes to come back from engineering firms (Core Hydro & Gator Concrete).

Board notes that there is no reason to wait on the repair.

Nick moves to authorize Barclay to accept the lower of the two bids, Albert seconds the motion. Motion approved.

- i) Visitor Parking Garage Door required full replacement due to a visitor driving through the door on August 31 around 11:30 PM. We are in contact with the adjuster regarding this claim.

Waiting for update from adjuster.

6) **New Business**

- a) Elevator two is down; regulator board needs to be replaced. In conversations with Thyssen on an ETA.

Circuit board arrived today for the repair, but pricing is TBD.

- b) Brad has another therapy apt on Oct 22, he is doing much better.

Brad is doing much better. Affected resident 12xx is also in therapy.

- c) Garbage bins are being steam cleaned; no charge due to the continued hassles with Waste Connections.

This is underway.

- d) All filters have been changed as of last week

Completed.

- e) New Chromebook has been ordered for the front desk as their computer has crashed.
- f) There was going to be a change in concierge staff, Jenn was offered a full-time role at another property however she will be staying at Vogue.
- g) Budget 2022

Board is in favor putting together a budget to extending camera coverage into our elevators next year – our current elevators are already wired for it.

By next meeting, board will want to start discussing items next meeting with intent to ratify in December.

Other/New Stuff?

Library Conversion will be underway, Nick to donate two or three chairs for the room and Sneha will look to purchase book shelves on a budget. Board elected to keep it open to the residents during concierge hours and will see how it goes.

Next social event idea introduced - Murder Mystery.

Theresa to go back to owner of 20xx to discuss plan to deal with current tenant and to determine if eviction makes sense.

7) **Suggestions**

None.

8) **Next Meeting**

November 16, 2021

9) **Adjournment**

7:20pm