

Agenda and Minutes MSCC #644 Wednesday, October 23rd, 2019

Hazel Lanes

Board of Directors Meeting

1:00 pm

Huntington Properties Offices

All in attendance: D. Girvan, J.Wagner, P.Nagle, S. White, A. DiFruscia, L. Finn

Guests: Bob Thomas and F.Kearney

Agenda

Call to order 1:06 pm

1. Approve Minutes of June 26th, 2019

Previously circulated

Minutes approved JW/seconded AD/all in favour

2. Financial Update: Jim Wagner

Jim reviewed statements noted that we will be close by ye; there are some timing issues in the current numbers (as at September we are short \$17k)

Jim looking into telephone provider for phone as \$150/month with Bell is high. Question with regard to pool expenses at \$19k vs \$14k budgeted; some additional expense due to the regulation changes.

Statements approved SW/seconded AD, all in favour

3. Maintenance Items: Phil Nagle

- Painting**
- Now complete; needed some follow up**
We need to make clear that railings added by owners are painted/repaired at owner's expense
- Paving and gutters**

- Phil investigated a supplier for paving, but best time to any paving is when the curbs are also being done. The driveway pavers will arrive before the snow flies for those units identified during the walkabout.
- Eave Trough cleaning
- Will be done by TLC at the end of November. Some units wanted a second cleaning due to location to trees, but in this complex, that really applies to everyone
- Pool
- Expense overage as mentioned due to new legislation. Good season for the pool.

4. Reserve Fund Study: Phil Nagle

Bob Thomas reviewed the Reserve Fund Study. The common elements are recosted in 2019 dollars with assessment of remaining life of the asset. This study provides guidance to ensure we put aside money for future expenses on behalf of the owners. The community appears to be in good shape with no urgent repairs, and Bob extended the life on a few assets.

Suggestions:

To curbs/roads in sections to spread out the cost; eg 20% / year. Reline the pipes versus replacement. Discussed to add Landscaping and Drainage to our plan given the ongoing need to replace trees/improve drainage, likely due to the age/settling of the community. Agreed to have Bob run the numbers with \$5K for each element per year.

We will set a future meeting to review the final Reserve Fund Study and the dollar projections that will impact owner/community condo fees going forward.

5. Irrigation Update: David Girvan

A few problems with the lines, but generally ran well and the system has been closed

6. Old Business

- **Tree maintenance and Pruning**
- **Completed**
- **Unit 31**
- **Deck replaced as per our request**
- **Drainage issues**
- **\$6k in issues have been raised by homeowners, but not yet completed. As per Reserve Fund discussion, these issues are now ongoing and may need to be part of our RF funding.**
- **Lighting issues were raised by SW on behalf of some owners. We may need to set a committee to investigate options for the replacement of our coach / garage lights.**

7. New Business

A request for compensation for some pruning done by the owner was turned down as the Landscaping committee had a pruning schedule already arranged.

8. Christmas Reception

Date confirmed for November 24th, at the Highland Golf Club.

9. Future meeting date and adjournment

Tentatively: December 3rd, 9 am, at Huntington Board room

Motion to adjourn: JW/AD, all in favour

