

Livingstone Estates Condo Board Meeting

Corporation #1711777

Meeting Minutes

June 11th, 2025, 3:00 pm

Location Unit #4-318 Brents Home

Board Member Present: Debby Hawkin, Rhonda Merko, Brent Morrison, Penny O'Brien, Victoria Chester, Karl Kloepper
Fred Cowan

Absent: None

Quorum Present? Yes

Others Present? No

Conflict Of Interest None

Proceedings: June 11th, 2025

Meeting called to order at **3:04**

Motion to accept the agenda made by Debby, seconded by Penny. **Motion carried.**

Motion to accept the meeting minutes from May 14th, 2025. Made by Debby. Seconded by Brent. **Motion carried**

Treasurer's Report-Debby

- Operating Account closing balance May 31, 2025, **\$27,416.57**
- Reserve Fund Balance May 31, 2025. **\$35,873.13**
- GIC (Reserve Funds) May 31, 2025. **\$91,562.69**
- Contingency Fund May 31, 2025. **\$7,584.01**

Debby indicated that we have two GIC's renewing in the amount of \$10,000.00 each. Debby recommended that one of the GIC's be invested for one year and the other be reinvested for two years. Rates quoted, 2.8% for one year and 3.05 for two years. Motion made by Victoria to approve Debby's request. Seconded by Brent. **Motion carried**

Motion was made to accept the financial report as presented by Debby, seconded by Penny. **Motion carried**

Presidents Report

Karl thanked all the directors for the behind scenes work being completed, for trees being planted, siding repairs are under way. The exterior inspections of common area for the two homes for sale have been completed.

Karl again highlighted the need for owners to send messages to the condo email for requests as opposed to being asked personally. Karl also asked that situations like deer on the property is not his responsibility to chase the deer out so please don't contact him.

Victoria raised the point that as part of our Rules and Regulations that we indicate that owners must send requests or complaints to the condo email and not be done in person. If not done by email no further action will be taken by the board. Brent will capture that in the Rules and Regulation Notes.

Secretary Report

None

Conversation was had as to when the line painting would be completed as the contract for the painting indicated in the quote that we would need to clean the area first. Debby has emailed the company however has never heard back.

We had budgeted for asphalt repair as numerous areas throughout the community were needing filling and repair. Fred has offered to follow up with Victoria on getting quotes from contractors after walking the property and deciding what areas need to be repaired.

Brent reported to the board that the grasses planted by the owner of unit 3-302 have been replaced by the board with three spirea bushes.

Victoria reported to the board that the practice being used by All Weather Windows requiring 100 % payment for labour costs when replacing windows prior to windows being ordered, was contrary to the current legislation in place in Alberta. Victoria has spoken to senior management to voice her displeasure.

Brent reported to the board that upon inspection of the various stairs coming off decks both front and rear, some steps do not sit on the concrete pads that they sit on. This is because the cement pads have sunk into the ground. Brent felt that most issues can be corrected by shimming the stair. The one set of stairs at 2-318 almost miss the cement pad entirely as the pad was poured in the wrong spot. Brent will install the shims himself.

The stairs are terribly crooked at the rear of 2-330 and need to be reattached, as the builder attempted to adjust to the cement and did a poor job. Karl was going to reach out to Builders Chanel for a quote to correct the issue.

Rhonda reported to the board that the two dead trees have been replaced, and shrubs were replaced by Silver Fox. Rhonda met with Jeff from Silver Fox and at a cost of \$1600.00 he could trim the trees requiring trimming. He would also provide mulch rings in all the trees not having them. He could also trim the shrubs all the way to the ground in the fall.

The board felt that we would like the work requoted, without the trimming of the bushes and to table until the next meeting.

Further conversation was had regarding the underage person living in unit 2-298. The board is attempting to determine on the basis under which the underage person was permitted to live in the community by NewRock, the developer. There is conflicting information as to why NewRock gave permission for this to happen. There is a belief that it was based on being a caregiver to the father, while other information is that he was granted to stay until he completed university which has now occurred. Our bylaws make no provision for caregivers and have changed from a 40 Plus to a 55 Plus community.

Rhonda will reach out to the owners and ask them to provide proof from the developer as to the agreement was made in writing. We will table this matter until the next board meeting.

The board agrees with removing the opening balance of the operating account from the monthly financial report.

A report of the decking material on the back of 2-326 has had a seam opened around 12 inches. Brent has called Canpro who has offered to come out at no charge to the corporation and repair it.

The board discussed the need for an annual pest control regiment it would include perimeter spray around all the units it would address situations such as ants spiders another bugs from coming into the home the thought was that as we do this on an annual basis we contact at least three companies to get quotes for this to be done on an annual basis in the spring. Victoria made a motion to search out three companies with quotes. Seconded by Penny. **Motion carried**

Victoria has volunteered to reach out to three companies to secure quotes for the July board meeting.

With the new trees being planted in the centre it was decided that we should buy a hose should that were able to water those trees from the hose bib in the watering box. Brent purchased an expandable hose in the amount of \$84 to take care of this. Victoria made a motion to ratify the purchase of the hose for \$84. Seconded by Debby. **Motion carried.**

Meeting adjourned at **4:28**

Next meeting will be held on July 9th. Location to be determined.

Minutes transcribed from audio recording by Brent