

Livingstone Estates Condo Board Meeting

Meeting Minutes

December 11th, 2024, 3:00 pm

Unit 4-318 Brents Home

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

Absent:

Quorum Present? Yes

Others Present? No

Conflict Of Interest None

Proceedings: December 11, 2024

Meeting called to order at 3:05

Motion to accept the Agenda by Karl Seconded by Penny Motion carried.

Motion was made by Debby to accept the minutes Seconded by Rhonda from November 13 2024 once amended required a correction with the amount listed on the closing balance of the operating account balance, declaring a conflict on behalf of Victoria with board dealing with the water leak in her unit and adding the final cost for the insurance renewal not included at the previous meetings vote. Also recognizing the boards approval for Victoria to reach out to the corporation's free legal advice regarding the leak in her unit from the pipes or the hose bibb.

Treasurer's Report-Debby

- Operating account opening balance December 1, 2024. \$25,250.41
- Operating Account closing balance December 31, 2024. \$26694.24
- Reserve Fund Balance December 31, 2024. \$35923.46
- GIC (Reserve Funds) December 31, 2024. \$70,982.03
- Contingency Fund December 31, 2024. \$1084.88

Motion made by Debby to approve the financial report as submitted, Rhonda Seconded, Motion carried.

Presidents Report

No report was submitted

Secretaries Report

Brent brought forward an issue that has developed with several owners regarding needing repairs on furnaces. While these issues are the responsibility of the owners, and not the corporation, this conversation was for information only. A total of five computer boards have needed to be replaced and one of those twice. Several furnaces have water developing inside of the furnaces, along with three needing fans being replaced. The other situation is that in a couple off cases the furnaces once checked on have not been registered back with the manufacturer, "Carrier", which is confusing and concerning. After more investigation the board will send a communication to the owners.

The central focus of our meeting today will be the budget for 2025/2026.

Estimating needs this year for watering where last year we were under budget due to a very wet spring. We have some spots that seem to be dry which we will address in the spring. Earl had mentioned that some of the heads are too small for the area that they are covering. As well we came in lower on electricity per the budget, but keeping the budget this year.

In developing the next fiscal years budget numerous items were discussed included line painting which will be done this year. As well investigating pest control. Asphalt repair and crack filling were discussed needing attention, more gravel to fill in various locations throughout the development. Correcting areas where the ground has sunken beside sidewalks that have become dangerous to step off. Paint touch-up where required, reinforcing the fencing with additional screws the entire way around the development. We have had two areas that have become totally unattached from the posts all together with whole panels blowing down. Replacing two trees that were removed last year and replacing the very unsightly box covering the irrigation system.

A board member commented to the rest of the board that there were concerns expressed after the last AGM with regards to the cost of the treats and water supplied during the meeting. The point put forward was, the perception was that the board was wasting owners' money doing so, when in fact, the food and drink was provided was at the expense of a couple of board members out of their own pockets, and no expense to the owners at all. The extra that was left over was given away, or taken back home by the board members who provided it.

The board is divided over the offering of treats and water and even coffee during the meeting. Some see it as an opportunity to be social, during the only time of the year where all owners have the chance to get together, while others see things differently.

The board had a discussion on the need to have our Bylaws reviewed by a legal council as we update the bylaws that are redrafted and personalized to our development, accompanied with better description through the rules and regulations presently being developed. The goal is to them properly drafted, legally supported and then presented to the owners to vote on and a future AGM.

Meeting adjourned at 5:07 pm

The next meeting will be held January 15th at 2-322 Karl's home

Minutes transcribed from audio recording by Brent