

Willow Court Green
Board Meeting Minutes
Saturday January 27, 2024

Board members in attendance:	705 - Kevin Pederson, 1706 - Natasha LeBlanc, 601 - Deanne Coish, 1705 - Darcy McDonald
With Regrets:	1304 – Taylor Smith, Urbantec Management

Meeting called to order at 11:00am

1. Motion to approve meeting Agenda & Previous Board Minutes

- a. Motion to carry: Kevin
- b. Seconded: Deanne

2. Approval of financial report

- a. Approve first invoice for Rim rock and further clarification needed for second invoice on additional charges for salting
- b. Approved: Darcy
- c. Seconded: Deanne

3. Old Business

- a. Rimrock - Most pruning complete. More spring cleanup and pruning
- b. Cross Connection and Irrigation Testing - Contacted the City to have both items tested. Awaiting a reply. Likely spring
- c. Maintenance List – mostly complete, to review in spring for new items to repair
- d. Shed Repairs – To resume in Spring 2024, booked for the whole month of may and will complete as many as they can for that month.
- e. Beam Cladding –Will work on 1300,700,1600,1400 and 1100 blocks. 600 block being completed
- f. Everest Tree Service – Follow up on removal of tree in 1301 & 504, all trees in complex to be assessed.
- g. Parking lot lights- garage lights complete, too icy for pole likes. To be completed in spring.
- h. Exterior Painting – requested quote. Determine if in budget for 2024 in summer.
- i. Fireplaces – issues with fires in fireboxes and deterioration in motar. Move to decommission the fireplaces. Deanne to request pricing for insulation and capping of chimneys. Urbantec to notify residents not to use fireplaces.
- j. Unit 306 – Renter using visitor parking and ignoring request. Owner will be fined again.

4. New Business

- a. Fire Hydrant – Ask Urbantec for more clarification on responsibility for Hydrant. Kevin to call 311

- b. 2024 AGM – to schedule next month.
- c. Insurance Appraisal – completed.
- d. Unit 403 – Ceiling staining to be looked at next month
- e. Parking Stall Curb Painting – Urbantec to get a quote
- f. Complex paving – quote coming in at April.
- g. 600 Block cladding – Completed this month
- h. Unit 1505 Deck – To have Sunurban complete a quote to see jacking of deck.
- i. Unit 303 – Crack in walls to be repaired with sheds this spring
- j. Fire lane sign – look at cost for replacement in spring.
- k. Unit 102 Stairs – Staining will be completed once shed is completed
- l. Golf Course vegetation and fencing – Address next meeting.

5. Meeting adjourned at 11:54

- a. Motion: Deanne
- b. Seconded: Natasha

Next Meeting: Wednesday, March 6, 2024