

Willow Court Green
Board Meeting Minutes
Wednesday March 6, 2024 11

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

Meeting called to order at 6:01 pm

1. Motion to approve meeting Agenda & Previous Board Minutes

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

2. Approval of financial report

- a. Unit 1502 – Email Urbantec about financial discrepancies
- b. Approved: Darcy
- c. Seconded: Deanne

3. Old Business

- a. Cross Connection and Irrigation Testing - Contacted the City to have both items tested. Awaiting a reply.
- b. Maintenance List – mostly complete, to review in spring for new items to repair
- c. 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.
- d. Beam Cladding –1400 starts in March, Will work on 1300, and 1600 blocks going forward.
- e. Everest Tree Service – Follow up on removal of tree in 1301 & 502, all trees in complex to be assessed.
- f. Parking lot lights- garage lights complete, too icy for pole likes. To be completed in spring.
- g. Exterior Painting – Pushed to 2025.
- h. 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.
- i. Fire Hydrant – request another quote to see if needs to be repaired or replaced

4. New Business

- a. Heat tracing – Test to see if it is still working.
- b. 2024 AGM – to schedule on September 4th at Trico.
- c. Unit 403 – Ceiling staining to be looked at next month, on maintenance list
- d. Parking Stall Curb Painting – Urbantec & Taylor to get a quote
- e. Complex parging – quote coming in at April.

- f. Unit 1505 Deck – To have Sunurban complete a quote to see jacking of deck.
- g. Unit 303 – Crack in walls to be repaired with sheds this spring
- h. Fire lane sign – look at cost for replacement in spring.
- i. Unit 102 Stairs – Staining will be completed once shed is completed
- j. Golf Course vegetation and fencing – Ask Rimrock if they can clean this up.
- k. Get Rimrock to fill black gravel boxes
- l. Check signage pricing to replace two entrance signs and two property maps
- m. Irrigation – check for pricing to reconnect
- n. Spring clean up – order 2 more bins for May
- o. Mudjacking Sidewalks to be added to maintenance list

5. Meeting adjourned at 6:38

- a. Motion: Kevin
- b. Seconded: Darcy

Next Meeting: Wednesday, April 17, 2024