

Willow Court Green
Board Meeting Minutes
Wednesday May 22, 2024

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| 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 6:07 pm

1. Motion to approve meeting Agenda & Previous Board Minutes

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

2. Approval of financial report

- a. Approval of March Financials
 - i. Motion: Darcy
 - ii. Seconded: Natasha

3. Old Business

- a. Cross Connection and Irrigation Testing – Completed other than irrigation that requires repairs. Remaining irrigation that isn't connected will be left for 2024.
- b. Maintenance List – mostly complete, to review in spring for new items to repair
- c. Retaining wall – will award completion of west end of repair of wall to Simply Stone.
- d. Dryer vent covers – Phil to check any missing dryer vents covers, partially completed.
- e. Shed Repairs – 701, 702, 705 are completed and 102 is nearly completed. Next to be completed are 302, 303, and 805.
- f. Beam Cladding – 1300 nearly completed, signs completed.
- g. Everest Tree Service – Trees at 1301 & 802 are removed, all trees in complex to be assessed for removal in 2025.
- h. Parking lot lights- All complete.
- i. Fireplaces – issues with fires in fireboxes and deterioration in mortar. Move to decommission the fireplaces. Deanne to request pricing for insulation and capping of chimneys. Urbantec to notify residents not to use fireplaces.
- j. Fire Hydrant – waiting on third quote to see if needs to be repaired or replaced.
- k. Golf Course vegetation and fencing – Moving forward with Rimrock for removal.
- l. 2024 AGM – to schedule on September 12th at Trico.
- m. Parking Stall Curb Painting – On hold
- n. Complex paving – Started and will work on completed sheds.
- o. Unit 1505 Deck – To have Sunurban quote coming in.
- p. Fire lane sign – Completed
- q. Mudjacking Sidewalks- Check on quotes
- r. Unit 106 – Permits are complete and any issues being rectified.

4. New Business

- a. Hired Handyman – Kevin to look into payment options for hired handyman.
- b. Dumping – Look at getting new signs and cameras to prevent dumping. Talk to Tuff Electric to get a quote.
- c. Unit 206 – Repair work ongoing for water damage.
- d. Hosebibs – To rediscuss in September and ensure all are turned off for the winter.
- e. Community Billboard – Ask suburban to get a quote for 3 billboards.
- f. Gardens – Must be approved by the board
- g. Unit 802 – Wooden window that is rotting and causing damage on structure. To get quote to replace at owners expense
- h. Reserve fund study – Look at when it is due.

5. Meeting adjourned at 7:15

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

Next Meeting: Thursday, June 27, 2024