

**Willow Court Green**  
**Board Meeting Minutes**  
Monday November 20, 2023

Board members in attendance:	705 - Kevin Pederson, 1706 - Natasha LeBlanc, 601 - Deanne Coish, 1705 - Darcy McDonald 1304 – Taylor Smith, Urbantec Management
With Regrets:	1514 -Shannon Diduck,

Meeting called to order at 6:02

**1. Motion to approve meeting Agenda & Previous Board Minutes**

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

**2. Financials & Proposed Budget**

- a. Review of budget and approval of a 1.4% increase in fees
- b. Approved: Darcy
- c. Seconded: Kevin

**3. Old Business**

- a. Rimrock - Will be back in spring to finish pruning. Met with them to ensure better removal of snow and pruning.
- b. Unit 1605 – Aggressive dog. Urban tec to issue bylaw infraction and removal of dog.
- c. Cross Connection and Irrigation Testing - Contacted the City to have both items tested. Awaiting a reply
- d. Heat Tracing – Complete
- e. Maintenance List – mostly complete, to review in spring for new items to repair
- f. Shed Repairs – To resume in Spring 2024
- g. Beam Cladding –Will work on 1300,700,1600,1400 and 600 blocks in 2024. 1100 block being completed
- h. Everest Tree Service – Follow up on removal of tree in 1301
- i. Parking lot lights- Will have TUF complete the LED bulb replacement. To look at lights on garage

**4. New Business**

- a. R30 parking stall – The Board rejects the application to change the parking location.
- b. Exterior Painting – request quote for siding and stucco
- c. Fireplaces – issues with fires in fireboxes and deterioration in motar. Move to decommission the fireplaces. Request pricing for insulation and capping of chimneys.

**5. Meeting adjourned at 7:33**

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

Next Meeting: Sunday, January 28, 2023