

Willow Court Green Board Meeting Minutes

Tuesday, October 24, 2023

Via Google Meet

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

Meeting called to order at 6:04

1. Motion to approve meeting Agenda & Previous Board Minutes

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

2. Motion to approval September financials

- a. Approved: Darcy
- b. Seconded: Natasha

3. Addition of new Board Member – Taylor Smith

- a. Approved: Darcy
- b. Seconded: Shannon

4. Old Business

- a. Unit 1508 – Mold in attic, sent master service to clean area, work complete
- b. Waste Bin – Caught illegal dumping and issued report with Calgary Bylaw. Bin was onsite on October 6-9
- c. Renters Emails – to ensure all tenants are on email list
- d. Rimrock - Unhappy with work being completed, will meet with owner of Rimrock to improve service.
- e. Parking Passes for new owners – Urbantec to ensure new owners are issued a new parking pass.
- f. Finwall Contract – Renewed, attempting to get a large organic bin.
- g. Unit 106 – No response for oil spill. Hand delivered infraction letter. Still no response.
- h. Unit 1605 – Aggressive dog. Warning issued, no other complaints.

5. New Business

- a. Bylaws revisions – To address in Spring.
- b. Unit 1301 -Arrangements have been made with owners to clean up area.
- c. Cross Connection and Irrigation Testing - Contacted the City to have both items tested. Awaiting a reply
- d. Budget meeting – Set for November 20th

- e. Cutting lilacs – to be done when dormant in the spring.
- f. Heat Tracing – Notice sent to owners and will progress on completing 20 units. Request what we can do with urbantec for reimbursement for electricity costs.
- g. Dajo Designs Contract – Reviewed and signed.
- h. Maintenance List – mostly complete, to review in spring for new items to repair
- i. Shed Repairs – To resume in Spring 2024
- j. Beam Cladding – On site on October 23rd and will work on 1300,700,1600,1400 and 600 blocks in 2024. 1100 block completed in October.
- k. Everest Tree Service – will be back the week of October 23 to remove a tree at unit 1301
- l. Security in Parking lot – Look at replacing the bulbs to LEDs in the street lights.
- m. Mice in 100 block – request martin's pest control to place more baits and traps in this block.
- n. Sand containers – New plastic ones now on site, wooden bins to be removed.

6. Meeting adjourned at 7:00

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

Next Meeting: Monday, November 20, 2023