

PEKA

Professional Property Management Ltd.

August 21, 2023

Pointe of View Condominium 2022-23 Manager's Report

Dear Owners,

Condominium Fee

The Board of Directors for the Pointe of View Condominium has held their budget meeting to review the current fiscal year financials and create next year's operating budget. For your records, we have enclosed a copy of the new 2023-24 budget as approved by your Board of Directors. As indicated in the budget, the new condominium fees have increased and commence October 1, 2023. Please see the attached fee schedule.

Please send twelve postdated cheques to PEKA made payable to Pointe of View Condominium (Plan 951276). Alternatively, if you prefer the convenience of direct debit to pay your monthly fees, you may contact PEKA to have an authorization form sent to you. If you are currently on the direct debit system the new monthly fee amount will be automatically withdrawn beginning October 1, 2023. *As a friendly reminder, all delinquent condominium fees will be charged interest at 1.5% per month (18% per annum) in accordance with the Condominium Property Act of Alberta plus administration fees.*

Annual General Meeting

Your Annual General Meeting (AGM) has been **tentatively** scheduled for **Tuesday, January 30, 2024 at 7:00 pm via Zoom**. A detailed AGM package will be mailed a minimum of 14 days in advance of the meeting date. Please save the date and plan to attend the AGM or return your proxy to PEKA, as we need to secure quorum for the meeting.

2021-22 Operating Account Estimated Year End and 2022-23 Budget

We are happy to report that the corporation was not faced with an increase to the insurance for 2023-24, but rather a decrease in the annual premium as well as to the deductibles and this is reflected in the budget. This line is estimated to end the 2022-23 year \$2,500 over the budgeted amount. However, the 2023-24 budget will see a proposed decrease of \$19,500 due to a lower rate received by the broker.

The corporation will have a deficit at the year end, part of which is from insurance being over \$2,500 as well as Landscaping and Snow Removal being over. The deficit will leave the corporation with \$10,630 in the operating account at the end of the fiscal year. With the larger surplus expected for 2023-24 year end, there will be a surplus in the operating account of \$21,521.



Canmore Brokerage Office:
#105, 1002 - 8th Avenue
Canmore, Alberta, T1W 0C4
p: 403 678 6162 | f: 403 678 4990
toll-free: 1 855 306 4899
info@peka.ca | www.peka.ca

Calgary Branch Office:
#301, 5819 - 2nd Street SW
Calgary, Alberta, T2H 0H3
p: 403 454 3050 | f: 403 454 3052
toll-free: 1 855 306 4899
info@peka.ca | www.peka.ca

Please forward payments of any kind to the Canmore Office. Thank you.

Reserve Fund

The reserve fund items completed, or to be completed include, front entry hard landscaping, stack cleaning, stucco repairs and will also include a new perimeter fence. Notice on this project will be sent to owners in due course. It is expected that the fence project will commence in September and be completed in the Fall.

The contribution to the Reserve Fund at the end of September 2023 will be \$68,000. At the end of the 2022-23 fiscal year, the Reserve Fund balance is expected to be \$581,840. For 2023-24, the recommended amount for transfer to the reserve fund is \$74,942. The proposed capital projects for 2023-24 include first floor patio door replacements, landscaping (fruit tree removal and replacement) and stack cleaning. The Board feels that the building drains need to be cleaned once per year and therefore, stack cleaning has again been added as a reserve fund expense. The year end balance will be \$589,732, which is lower than the recommended balance of \$802,349. The Board has proposed moving forward with the patio door replacement (1st floor) ahead of schedule to 2023-24. This, of course, would be a phased project with the 2nd and 3rd floors having patio doors potentially being replaced the following 2 years. The reason projects are moved ahead of the recommended timeframe indicated in the reserve fund is simply because the items need to be replaced/repaired sooner.

*****We would again like to remind all owners that you can now receive documents such as the budget and AGM package via email instead of regular mail. If you have not already done so, please go to <https://peka.ab.ca/files/PDF/condo/consent1.pdf> to complete the email consent form which must be signed by all owners on title. *****

We hope you have an amazing fall and look forward to seeing you at the Annual General Meeting in 2024.

Respectfully,



Jan Pedersen-Diggins
Licensed Condominium Associate
As agent for Pointe of View Condominium

Pointe of View Condominium (CCN 9512756)

Approved Budget

Year End: Sept 30 55 Units	OPERATING BUDGET		
	2022-23		2023-24
	BUDGET	ESTIMATED YR END	BUDGET
INCOME			
Condo fees [by unit factors]	361,958	361,959	372,818
Parking Income	6,200	5,720	5,000
Other Income	0	292	0
TOTAL INCOME	368,158	367,971	377,818
EXPENSES			
ADMIN. EXPENSES			
Management fees	16,632	16,632	17,325
Copies / postage / meeting / Bank	2,200	2,200	2,860
Audit & legal	1,470	1,512	1,550
Insurance	93,524	96,054	74,000
Insurance Appraisal/update ¹	0	0	0
TOTAL ADMIN.	113,826	116,398	95,735
OPERATING EXPENSES			
General Maintenance & Repairs	34,000	33,000	34,000
Elevator Contract & Maintenance	5,800	7,078	7,800
Pest Control		441	500
Landscaping	9,300	11,600	10,300
Snow removal	8,000	10,894	12,000
Common area cleaning	17,400	17,115	17,400
Carpet Cleaning	1,400	0	1,400
Eaves cleaning / window cleaning	800	945	1,000
Common power	11,149	11,000	11,500
Common gas	39,700	39,000	41,000
Town of Canmore Water/Sewer	53,000	51,635	54,250
Alarm Phone & Monitoring	1,850	1,990	2,100
Fire Prevention Systems inspection	2,700	2,700	3,000
TOTAL OPERATING	185,099	187,397	196,250
TOTAL EXPENSES	298,925	303,795	291,985
RESERVE FUND CONTRIBUTION	68,000	68,000	74,942
BALANCE	1,233	(3,824)	10,891

	ACCOUNT SUMMARIES			
	2022-23		2023-24	
	BUDGET	ESTIMATED YR END	BUDGET	
OPERATING				
Operating end 2021-22	14,454	14,454	Operating end 2022-23	10,630
Add to Operating 2022-23	1,233	(3,824)	Add to Operating 2023-24	10,891
Operating end 2022-23	15,687	10,630	Operating end 2023-24	21,521
RESERVE FUND				
Reserve Fund End 2021-22	539,623	539,623	Reserve Fund End 2022-23	581,840
Add to Reserves 2022-23	68,000	68,000	Add to Reserves 2023-24 5	74,942
Capital Expenditures ²	(50,000)	(46,613)	Capital Expenditures ³	(86,800)
Interest on Reserves (Est.) ⁴	8,750	20,830	Interest on Reserves (Est.) ⁴	19,750
Reserve Fund End 2022-23	566,373	581,840	Reserve Fund End 2023-24	589,732
Reserve Fund Plan shows end 2022-23		685,458	Reserve Fund Plan end 2023-24	802,349

Notes:

- Insurance Appraisal/Update: A full appraisal was conducted in 2021-22. Full appraisals with this vendor (Normac Reliance) include two annual updates at no additional cost. The next full appraisal is due in 2024-25.
- 2022-23 Capital Expenses include: Perimeter fence replacement (26,200); Front entry landscaping (12,354); Stack cleaning (6,389); and Stucco repairs (1,470)
- 2023-24 Projects as required: 1st floor patio door replacement (70,000); landscaping (fruit tree removal & replacement) (10,000); Stack cleaning (6,800)
- Investment and GIC interest accrued approximately \$11,000

Readers are cautioned that this is an un-audited statement of the condominium's finances and projected income, expense and account balances and should not rely on them to be exact. The Board of Directors reserves the right to make any changes to the income or expenses of the condominium which it deems necessary or desirable for the health of the corporation without notice to the reader.

**Pointe of View
2023-24 FEE SCHEDULE**

Unit Address	Unit Factor	Monthly contributions	Unit Address	Unit Factor	Monthly contributions
101	213	\$661.75	210	186	\$577.87
102	214	\$664.86	211	199	\$618.26
103	161	\$500.20	212	186	\$577.87
104	209	\$649.32	213	149	\$462.92
105	209	\$649.32	214	186	\$577.87
106	186	\$577.87	215	186	\$577.87
107	149	\$462.92	216	149	\$462.92
108	149	\$462.92	217	173	\$537.48
110	186	\$577.87	218	149	\$462.92
111	199	\$618.26	219	213	\$661.75
112	186	\$577.87	220	213	\$661.75
113	149	\$462.92	303	173	\$537.48
114	186	\$577.87	304	209	\$649.32
115	186	\$577.87	305	209	\$649.32
116	149	\$462.92	306	186	\$577.87
117	161	\$500.20	307	149	\$462.92
118	149	\$462.92	308	149	\$462.92
119	214	\$664.86	309	202	\$627.58
120	213	\$661.75	310	186	\$577.87
201	213	\$661.75	311	199	\$618.26
202	213	\$661.75	312	186	\$577.87
203	173	\$537.48	313	149	\$462.92
204	209	\$649.32	314	186	\$577.87
205	209	\$649.32	315	186	\$577.87
206	186	\$577.87	316	149	\$462.92
207	149	\$462.92	317	173	\$537.48
208	149	\$462.92	318	149	\$462.92
209	202	\$627.58	Total	10000	\$31,068.15

**Pointe of View Condominium
(Corporation # 9512756)
Annual General Meeting
February 17, 2022 at 7:00 pm via Zoom**

Meeting Minutes

1. **Call to Order:** Meeting was called to order at 7:01 by Lesley Bannister. No objections from those in attendance to Jan Pedersen (of PEKA) hosting the meeting and Lesley Bannister recording the minutes.
2. **Calling of the Roll:** 22 units present, 3 by proxy. Quorum is declared.
3. **Proof of Notice of Meeting:** Proof of notice of the meeting acknowledged by those in attendance.
4. **Approval of the February 27, 2021, AGM Minutes:** Motion by Bonny McTaggart, seconded Yvette d'Entremount to approve the February 27, 2021, AGM minutes as amended. Motion carried.
5. **Business Arising from the February 27, 2021 AGM Minutes:**
 - a. **Covered parking availability:** Only two rentable stalls and these stalls are rented long-term. There is no capital plan to add covered parking stalls.
 - b. **Shut off valves:** Completed in 2021/2022. Only in a full emergency, would water to the full building be shut off, like a water leak or boiler maintenance.
 - c. **Leaking eaves:** Repaired in summer of 2021, however pictures are helpful. Send any pictures of eaves that are not functioning as intended to jan@peka.ca .
 - d. **Intercom:** Programmed once a month, long-distance calls cost the corporation and are not supported by the system. Huge thanks to Kristie for continuing to program.
 - e. **Safe Park:** Taken off as a location for approval by council. No further action required.
 - f. **Handyman:** Repairs are being completed as required.
 - g. **Dogs:** Board has sent out a notification requesting people to be responsible pet owners as issues have arisen with pets being off leash and owners not picking up pets.
6. **Reports:** Lesley Bannister provided an update on the Board work to date including working to capitalize many of the building improvements by working on preventative maintenance. This year has seen the investment by the Board into the full scope for the recirculation lines. This project is almost completed with minor deficiency work still outstanding. The plumbing stacks have also had

valves added so we do not have to have a full building shut down to complete minor repairs. We added gravel to the exterior landscape to ensure we are not trapping moisture next to the building with woodchips or dirt. And have completed minor repairs to the building as required. The Board is committed to keeping our condominium fees as low as possible while maintaining a building that sees renewed investment. Board members have worked on initiatives to look into energy plans which will see long term savings and looking to invest the condominium reserve fund to a low-risk portfolio to ensure we are maximizing our returns while minimizing our risks.

7. **Financial Review:** No further update from Matthew.
8. **Appointment of Accountant:** Motion by Bonnie McTaggart, seconded by Kristie Beetch to appoint Lockwood Doyle to provide a “Review Engagement” for the year ending September 30, 2022. Motion carried.
9. **Election of Board:** Lesley Bannister, Stewart Brown, Natalie Bouchard, Zach Taylor, Matthew Lemoine volunteered to serve on the Board for another term. Kristi Beetch and Julie Anne Frayn volunteered to serve on the Board. Sandy Berzins volunteered to serve on a committee. Motion by Alan Teght seconded by Dianne Cuts. Motion carried.
10. **New Business:**
 - a. **Recycling Bin:** An owner inquired about getting a recycling bin. Lesley responded that this was investigated in 2020 and the cost was around \$15,000 as the corporation would need to supply the bin and the pad. While the Town of Canmore would collect the bin, there could also be additional operating costs. It would be considered a capital improvement and would require the threshold of support for a capital improvement. There is also an issue with mess surrounding recycling bins and we could not reach consensus as a Board on if this would be supported and elected not to pursue any further.
 - b. **Parking stalls are too narrow:** An owner noted that the parking lot stalls are too narrow. Lesley responded that unfortunately the parking stall widths are defined and were approved by building permit at the time of building construction. When we repaint the lines, we will review the parking space widths and see if they are still compliant with regulations.
 - c. **Fire doors can't fit a double stroller:** An owner noted that the fire doors in the hallway cannot fit a double stroller. Lesley responded that unfortunately we cannot change the double doors or remove the post as these are required for the life safety systems of the corporation to function as designed.
 - d. **Confirmation of insurance coverage requirements:** A reminder to owners that in the event of damage to the building, the corporation can bill back to

any unit owner up to \$50,000. Please ensure your incidental coverage can cover this potential charge back.

- e. **Barking dogs:** A reminder that barking dogs, especially in the hallways, are a nuisance to other owners and a risk for conflicts with humans and dogs. Dogs must be always in be under control and hand leashed on common property, including hallways.
 - f. **Hallway lighting:** Some owners spoke to the change in lighting around Thanksgiving 2021 and would like the lighting levels returned as soon as possible. The current lighting was changed for possible cost savings due to using LED bulbs, however it does not meet the design intent of the building.
 - g. **Trees:** Some of the trees have become a fire hazard. Summer 2021 was very hot and many of the trees did not get enough water to survive and thrive. Many died. Also, many of the trees are growing too close to the building. Trees to be extensively pruned as a part of the 2022 landscape plan.
 - h. **Smoking:** Smoking is not permitted within 3 meters of any building entrance, making smoking on patios not permissible. Smoking is not restricted inside the units. This will be reviewed as a part of the Bylaw Review Committee.
 - i. **West Entrance:** Dogs are peeing on stucco, board to review site conditions and remind owners that they should take pets off premises and pick up after their pet.
 - j. **Hallway fixtures missing glass globes:** Board to review with PEKA.
 - k. **Wood encasement on first floor:** Between cement pad and wood there are huge gaps, Board to review with PEKA.
 - l. **Cleaning of Plumbing Stacks:** Stacks are scheduled for cleaning in coming weeks, notice will be sent in writing.
 - m. **Landscape update:** Earlier in the year there were issues with insufficient woodchips in some areas of the building. These will be replaced this year as a part of a larger landscape project.
11. **Adjournment:** Motion to Adjourn by Kristie Beetch at 8:26pm, seconded by Matthew Lemoine. Motion Carried.

**Pointe of View Condominium
(Corporation # 9512756)
Regular Board Meeting
February 17, 2022 at 7:00 pm via Zoom**

Meeting Minutes

1. **Call to Order:** 8:28pm by Lesley Bannister
2. **Nomination of the Board:**
 - Julie-Anne – Secretary
 - Matthew – Treasurer
 - Lesley – President
 - Stewart – Vice President
 - Kristie – Member at Large
 - Zach – Member at Large*
 - Natalie – Member at Large
3. **Motion to adjourn** – 8:38 pm Stewart, seconded by Matthew. Motion Carried.

Post Meeting Amendment – Zach resigned from the board, and Aaron was elected to the board as a member at large.

Pointe of View Condominium
Board of Directors Meeting
Next meeting, Wednesday, August 17, 2022 at 6 PM Via Zoom

Agenda

In attendance: Jan Pederson (PEKA), Julie-Anne Frayn (JAF), Lesley Bannister (LB), Matthew Lemoine (ML), Stewart Brown (SB)

1. Meeting Call to Order 6:05 pm
2. Additions to the Agenda / Approval of Agenda

Nothing added.

Current Agenda approved.

3. Budget & AGM:
 - (a) Review Financials/Approval of Budget

Question re' parking stalls for rent. Rentals are 1-yr lease. Jan thinks about 4 stalls are available to rent. Jan to F/U with Sally.

Snow Removal: Other quotes requested from JP Landscaping, Men In Kilts & Complete Exterior as Board is not happy with the quality of work from the current contractor, Tanmanz.

LB: Intention of Capital Work being done is to reduce General Maintenance and Repairs (GM&R). LB asking for details on GM&R from PEKA General Ledger as the spreadsheet SB is keeping is not consistent with expenses on GM&R in budget. SB brings up some emergency work Invoices that could have been disputed.

Jan to F/U to see why ML (Treasurer) is not receiving monthly financial reports and to get monthly ledger reports. Jan to also look into sending ML the monthly work orders. End of 2020 the GM&R was ~\$60K. Capital expenditures and proactive approach from Board has reduced GM&R ~50%.

Reserved Fund contribution: Jan suggesting lowering the contribution to \$70K, LB suggesting lower \$68K

Pest Control: eliminate line item and include in GM&R.

Common area cleaning: MB interested to see if contractor is adding fuel charge onto Invoices. Jan to F/U.

Recommended 12.5% increase in Condo fees. No Board member is in agreement. Will look for other ways to contribute to Reserve Fund.

Reserve Fund: LB discussion around the Reserve Fund (RF) strategy. Since we are in an

older building, the idea is that contributions to the RF should be large e.g. ~16% for several years and then level-off to ~3%. The Board has been proactive in capital expenses to mitigate the need for a higher contribution to RF via condo fees.

Condo Fees: Looked at a 4% increase in condo fees and keeping the RF contribution the same at \$68K. Budget is still in surplus and RF is still healthy.

LB suggests having a 5-year Capital Plan. However, regardless of this, LB suggests ~\$300K could be conservatively invested to enhance earnings on RF from ~1% (currently earned on RF in bank account) to a multi-staged 5-year investment plan e.g. several 1 to 5 year GICs + additional conservative investment. Keep \$200K liquid. LB makes motion to allocate \$300K to SB from the RF.

LB suggest review capital expenditures at next meeting to be ~\$50K.

LB motion to approve budget as amended. ML second. Motion carried.

(b) Transfer of Reserve Funds

LB motion to transfer \$68K to RF. JAF second. Motion carried.

(c) AGM date and Time

Wednesday February 8th @ 7pm

4. New Business:

(a) Appoint Aaron as Board member officially

No appointment as Aaron didn't attend meeting.

5. Set next meeting date

October 4th @ 6 pm

Goal to complete a 5-year Capital Plan at this meeting.
LB to send out updated RF to Board members.
Jan will send LB some reserve fund plans.

6. Adjournment

LB motion to adjourn at 7:41 pm.

PEKA

Professional Property Management Ltd.

Dear Owner, Purchaser or Mortgagee:

Re: "Pointe of View"
Condominium Corporation No. 9512756 (the 'Corporation')
115 Elk Run Blvd, Canmore, Alberta

Please be advised that as of five (5) clear days prior to the purchase of this document, PEKA Professional Property Management Ltd., as agent for the Corporation has record of:

- No recreational agreement entered into by the Corporation

Sincerely,



Gibson Rencz
Partner, Associate Broker, Licensed Property Manager
As agent for "Pointe of View"
Condominium Corporation No. 9512756



Serving Clients | Serving Community

Canmore Office:

#105, 1002 - 8th Avenue
Canmore, Alberta, T1W 0C4
p: 403 678 6162 | f: 403 678 4990
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info@peka.ca | www.peka.ca

Please forward payments of any kind to the Canmore Office. Thank you.

**Pointe of View Condominium
(Corp or Plan #9512756)
Annual General Meeting
February 8, 2023 at 7:00 pm via Zoom**

Meeting Minutes

1. **Call to Order:** Meeting was called to order at 7:02 pm by Lesley Bannister. No objections from those in attendance to Jan Pedersen (of PEKA) hosting the meeting and Julie-Anne Frayn recording the minutes.
2. **Calling of the Roll:** 18 units present, 4 by proxy. Quorum is declared.
3. **Proof of Notice of Meeting:** Proof of notice of the meeting acknowledged by those in attendance.
4. **Approval of the February 17, 2022 AGM Minutes:** Motion by Diane Cuts, seconded Kristi Beetch to approve the February 17, 2022, AGM Minutes as amended. Motion carried.
5. **Business Arising from the February 17, 2022 AGM Minutes:**
 - a. **Recycling Bin:** Lesley has no additional information as it was decided at the February 17, 2022 AGM that this would be cost prohibitive.
 - b. **Parking stalls are too narrow:** Lesley provided a summary of quotes received from survey quotes. Several challenges including the electrical and this would be cost prohibitive.
 - c. **Fire doors can't fit a double stroller:** The fire doors can't be modified.
 - d. **Confirmation of insurance coverage requirements:** a reminder was sent to all owners to obtain their own insurance with a \$50,000 deductible.
 - e. **Barking dogs:** a reminder was sent to owners.
 - f. **Hallway lighting:** Kristi Beetch provided update. Proberts were able to assist in cost effective updates on bulbs, some stock in mechanical room, old bulbs were provided for free to residents in building. Many thanks to the Proberts.
 - g. **Trees:** some taken down, extensive pruning as part of landscape plan.
 - h. **Smoking:** No updates. Smoking is not permitted within 3 meters of any building entrance including patios. Residents can smoke within units. This will be reviewed as part of the Bylaw Review Committee.
 - i. **West entrance:** no updates. Owners were reminded to not let their dogs pee on the stucco.
 - j. **Hallway fixtures missing glass globes:** broken fixtures were replaced. All bulbs replace.
 - k. **Wood encasement of first floor:** no updates as this is inherent with the building settling.
 - l. **Cleaning of plumbing stack:** this was completed.

- m. **Landscape update:** front of building was done to minimize animals from peeing on front entryway, maintenance is easier and helps reduce maintenance costs; dead trees removed, extensive pruning done.

6. Reports

President's Report

Lesley Bannister provided an update on the Board work completed in 2022 that includes:

- landscaping in front entrance;
- eavestrough replacement with a wider trough, some ice damming still happened, but troughs are draining better, potential heat tracing with some troughs in shade to prevent further issues;
- Stucco repairs completed, was done on an as-needed basis; Still seeing a few water leaks, both building and owner related. This highlights the need to discuss owner-related system maintenance (appliance water valves, radiant heating valve) that owners should anticipate personal cost to review and maintain these. Kristi asked for clarification on radiant heating. Lesley mentioned that radiant valves can fail and result in significant damage, particularly with big differentials in temperature fluctuations. Owners should reach out to Lesley or PEKA if unclear on what owner maintenance should be done.

Other updates include:

- Better tracking of invoices and payments to contractors by the Board;
- More planning including a 3-year Capital Plan; Lesley discussed window and patio door replacement as some are failing. Quotes will include double versus triple pane glass (triple pane recommended based on advantages) as well as integrated blinds for first floor; phased approach with 2nd and 3rd floor done in sections due to cost advantages with remobilizing scaffolding; benefits with doing it all at once or in 2 phases due to average increase of 6-8% per year in glass costs; potential cash call to pair with reserve fund is typical for other condos. Lesley is asking for feedback on potential strategy moving forward.

Vice-President's Report

Stewart Brown discussed the capital plan with a focus on this and next fiscal year. Upcoming fiscal year plan includes: exterior wood fencing includes garbage enclosure; tree management. Next fiscal year includes: a phased approach to replacing patio doors; building envelope. This August the first GIC will be up. The plan will be to reinvest original funds into another GIC and place interest into the reserve fund. This will be done on a year-to-year basis.

Berry update

Kristi Beetch provided an update of the trees and berries. Firstly, she thanked all residents that helped trim branches and removed berries. Aspen Horticulture paid to help remove berries. Prior discussion about being in the attractant zone with the Town of Canmore, which POV was previously deemed not part of, but is now. Chad from Natural Tree Solutions discussed that Developer's landscape plan typically has 15-20 year life span; Potential options include: sterilization to stop flowering and fruit bearing (injection or spraying), not done locally and not recommended; pruning trees mid-summer to remove flowers (Aspen did some of this with some trees) on low-lying branches would alleviate some of the fruit bearing and allow us to keep more trees; continue pruning low lying branches on west side, don't prune too high, he's not concerned about the integrity or health of any of the trees along the parking lot; removal of 8 fruit trees in playground and west corner hillside could be removed (~\$1000) and replacing using recommended trees/shrubs from Town of Canmore and WildSmart website; common issue in the Bow Valley.

Some residents concerned that this does not address long-term removal of all attractants. The Board considers that landscaping will be an ongoing challenge and will need to balance a gradual replacement of problem trees with the value that the trees provide (e.g. shade and protection to the exterior of the building). The Board will complete some of the short-term recommendations this year, with a view of developing a long-term strategy.

7. Financial Review. No further updates provided.

8. Appointment of Accountant. Motion by Lesley Bannister to reappoint Lockwood Doyle, seconded by Kristi Beetch. Motion carried.

9. Election of Board: Lesley Bannister, Stewart Brown, Kristi Beetch and Julie-Anne Frayn volunteered to serve on the Board for another term. Sandy Berzins volunteered to serve on Bylaw Committee. Motion by Lesley Bannister seconded by Julie-Anne Frayn. Motion carried.

10. New Business:

a. **Shut-off valves:** John Doyle asked for clarification around how these work and if there are any unit-specific valves. Lesley clarified shut-off valves for recirculating, shut-off for each unit are still in crawl space. John wants to know if an owner can shut-off their own water if they go away. Lesley clarified that owners would need to install their own shut-off valve to unit. Inconsistencies between units as no units are plumbed the same way. No full unit shut-off valve the way the blg is designed. John is asking for a recommended solution that owners can use, but this is not possible due to building design.

11. Adjournment. Motion to Adjourn by Lesley Bannister at 8:13 pm, seconded by Julie-Anne Frayn. Motion carried.

**Pointe of View Condominium
(Corp or Plan #9512756)
Board Meeting
February 8, 2023 at 8:15 pm via Zoom**

1. **Called to order:** Meeting was called to order at 8:15 pm by Lesley Bannister, seconded by Kristi Beetch. Motion carried.

2. **Board Appointments:**

President – Lesley Bannister

Vice-President – Kristi Beetch

Treasurer – Stewart Brown

Secretary – Julie-Anne Frayn

3. **New Business**

- a. **Spongy floor:** Lesley Bannister reports a spongy floor in her unit. Suspects other floors on same side of building may be experiencing same issue. Stewart to ask residents of Unit 115 and Jan will reach out to Unit 117 to see if they have similar issues. There may be potential need to have crawlspace inspection of floor integrity inspected.
 - b. **No Parking signs for two parking stalls where snow is being stored:** Jan to action.
 - c. **Heat tracing quotes for side of building that experienced ice damning this winter:** Jan to action.
 - d. **Fencing replacement quotes, including garbage enclosure:** Jan and Stewart to action.
 - e. **Follow-up with Mike's Electric on work order for outlet replacement and repairs:** Jan to action.
 - f. **Board dinner in March with current and past Board members Matthew Lemoine and Natalie Bouchard as a way to say thanks for their service:** Julie-Anne to action.
1. **Adjournment.** Motion to Adjourn by Lesley Bannister at 8:30 pm, seconded by Julie-Anne Frayn. Motion carried.

PEKA

Professional Property Management Ltd.

Dear Owner, Purchaser or Mortgagee:

Re: "Pointe of View"
Condominium Corporation No. 9512756 (the 'Corporation')
115 Elk Run Blvd, Canmore, Alberta

Please be advised that as of five (5) clear days prior to the purchase of this document, PEKA Professional Property Management Ltd., as agent for the Corporation has record of:

- No post tensioned cables located anywhere on or within the property that is included in the condominium plan

Sincerely,



Gibson Rencz
Partner, Associate Broker, Licensed Property Manager
As agent for "Pointe of View"
Condominium Corporation No. 9512756



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Please forward payments of any kind to the Canmore Office. Thank you.

**Pointe of View Condominium
Board of Directors Meeting
April 11, 2023 at 6:00 PM via Zoom**

Agenda

In attendance: Lesley Bannister, Kristi Beetch, Stewart Brown, Julie-Anne Frayn, Jan (PEKA)

- 1. Meeting Call to Order:** Lesley Bannister called the meeting to order at 6:01 pm
- 2. Addition to the Agenda / Approval of Agenda:** motioned by Lesley Bannister, seconded by Kristo Beetch
- 3. Approval of the August 17, 2022 Board Meeting Minutes:** motion by Lesley Bannister, seconded by Julie-Anne Frayn
- 4. Business arising from the August 17, 2022 Board Meeting Minutes:** None
- 5. Business arising from the February 8, 2023 Annual General Meeting Minutes:** None
- 6. Approval of the February 8, 2023 Post AGM Meeting Minutes:** motion by Lesley Bannister, seconded by Kristi Beetch
- 7. Business arising from the February 8, 2023 Post AGM Meeting Minutes**
 - (a) Unit 113 spongy floor. Quotes were reviewed. Lesley Bannister recused. Motion by Stewart Brown to approve 11th Hour quote, seconded by Kristi Beetch. PEKA to issue work order.
 - (b) No Parking sign for snow pile stalls. PEKA donating a post. Board prefers a removable sign. PEKA to issue work order.
 - (c) Heat Tracing quotes. Feedback from contractors was that heat tracing would need to be provided power from either the electrical room or a residential patio. Due to the cost involved, Lesley Bannister suggests monitoring the issue for another winter as it's not clear if this is really required. Lesley also suggested it may be cheaper to pay a contractor to remove an ice damning compared to installing heat tracing and powering it.
 - (d) Fencing replacement including garbage enclosure quotes: Stewart presented the quotes he has received. Lesley Bannister suggests chain link with optional black privacy slats would be the preferred option based on a maintenance perspective. She has also received correspondence from Ross Probert with recommendations on chain link and photos of suggestions. Stewart to go back to Weekend Handyman to re-quote for chainlink, and/or removal of existing fence, and back to Phoenix Fence to provide quote for full scope of work.
 - (e) Parking outlet repairs: completed back in November and recently invoiced.

8. New Business:

(a) Correspondence to PEKA

- (i) Bike Cull – Board would like to move forward with this. Bikes will be tagged. Residents will have 3 weeks to remove tags, at which time bikes will be removed and donated to Community Cruisers. Non-bikes will also be removed from bike shed. Notices / posters to be put up to notify residents. PEKA to provide notice in early May, with cull to be completed by end of May.
- (ii) Toy Removal from playground – Lesley Bannister and Julie-Anne Frayn to get together to go through toys and remove ones that are broken.
- (iii) Hallway door replacement. Lesley double checked fire doors and they all close. No further action to be taken
- (iv) Kitchen Stack Cleaning – PEKA have been receiving complaints from some residents. Board agrees this should be done on a yearly basis. PEKA to schedule for as soon as possible.

(b) Correspondence to Board

(i) Quote for replacing patio doors and windows – presented by Lesley Bannister who received one quote from Can Glass. She has started a working document that can be used by the Board to estimate potential costs. Stewart Brown suggests a phased approach where owners are notified of costs and the amount that will be subsidized by the Board, with enough time to allow owners to save up for their portion. Stewart Brown to start a spreadsheet to model costs and impacts on reserve funds. Board aims to have a plan in place for next AGM to present to owners. Lesley Bannister also discussed the replacement of the main doors, which may be contributing to a loss in the buildings overall energy efficiency. These doors cost approx.. \$8000 each to replace and since this is not an urgent matter, with no precise way of measuring their contribution to building energy efficiency, no further action will be taken at this time.

(c) Correspondence Emails

- (i) Signage for parking stalls – an email was received from an owner suggesting a clean up of the parking stall signage as he is rental stall is not clearly marked. Board agreed to review signage during Spring Walk Around.
- (ii) John Doyle email regarding purchasing of essential equipment and spare parts for expedient repairs. PEKA to respond.
- (iii) Unit 213 complaints – complaints have been received about Unit 213 leaving their double-wide stroller in the hallway and allowing their kids to play in the hallway. PEKA will send them a by-law infraction notice as the stroller is blocking the hallway and is a fire safety hazard.
- (iv) Trailers in parking stalls – residential parking stalls are considered common property and parking of trailers is not permitted. PEKA to send by-law infraction notices to the two residents that have recently parked their trailers in their stalls.

(d) Other Business

- (i) Financial statement – nothing to add
- (ii) Newsletter items – will provide after Spring Walk Around

(iii) Tree Removal – PEKA will approach Complete Exterior Maintenance for a quote on pressure washing the blossoms off the trees to reduce berry production. PEKA will also reach out to Chad from Natural Tree Solutions to refresh his quote provided in 2022 on the removal of 10 trees.

9. Set Next Meeting date: Spring Walk Around will be completed at noon on Friday May 26th

10. Adjournment: Lesley Bannister adjourned at 7:31 pm.

