

Minutes to Board Meeting of  
Scenic Gardens Condominium Corporation  
(Condominium Plan No. 9410573)  
Dated Monday, July 22<sup>nd</sup>, 2024  
Held at #23 Scenic Gardens, N.W.

Present at Meeting:

Mary Stewart, Chairperson & President  
Benton Dalgleish, Vice President  
Susan Wennerstrom, Secretary  
Ross Fujino, Treasurer  
Mike Rochefort, Maintenance Director  
Catherine Kowal, Landscaping Director - Absent

1. Mary Stewart, Chairperson called the meeting to order at 7:02 pm.
2. Minutes of June 17<sup>th</sup>, 2024 were discussed; with previous edits noted.

**Motion:**

Mike Rochefort, proposed that the Minutes from the June 17<sup>th</sup>, 2024 Board Meeting be accepted (with edits) Ross Fujino seconded; all in favour, motion passed.

**New Business**

3. Landscaping Report: Mary Stewart (in Catherine's absence):
  - *Valiant Window Washing* has been contracted to clean our windows at a price of \$2,898.00; will commence work once the water restrictions are removed by City of Calgary.
  - Mary Stewart has coordinated the cross-connection testing (#20, #32#48,#60); *Anderson Plumbing* will be onsite tomorrow to complete the task. Note: This is a yearly requirement.
  - Mary has been in touch with Sean, *Unispray* to turn the sprinkler back on and to remind him that a repair is required to a line behind #27 (leak was previously noted). She will follow on this item.
  - Sean will be reminded that the Board, still requires a short demonstration on the how to of the sprinkler control panel.
  - The Board discussed how often the grass should be watered (with current water restrictions, we are limited to one hour per week). Ross Fujino suggested that we water the various zones once a week for a 20-minute duration. Let's hope for some precipitation – as water costs are very high for SG.
  - A dead tree was noted in front of #48. Mary will contact *The Arborest*, to get a quote for removal of this tree.
  - BML has advised that the Shell Oyster disease has been noted on shrubs in the complex. Mary will consult with *The Arborest* on recommendations as to

remedying this issue. Mary also to check if *The Arborest* can trim 20+ feet of the tree at #32. It's very high.

- Donna Eby #99, is interested in having the dead tree in her backyard removed, but would like a replacement. Due to watering restrictions, timing of the removal/replacement will be determined.
- #92 has a sagging branch, which should be trimmed.

4. Maintenance Report: Mike Rochefort

- Mike coordinated the installation of 2 new railings at #44 and #60, through *Mr. Handyman Services*.
- Mike has also determined that 11 other units need a railing as well as there is a City Bylaw stating all residences with three steps leading to a front door must have a railing for safety reasons. In Mike's absence, Mary Stewart will contact 11 Owners currently without railing and have three steps – those railings will be installed in the next 4-6 weeks.
- Mike was also able to hire a handyman (Jim) to complete other tasks in the Complex; door painting, fence replacement and possibly front step patching if the handyman can find a good solution. Mike will provide Jim with contact phone numbers of Owners having work completed.
- The piece of siding at #52 will be reattached tomorrow.
- The downspout at #8, was reattached and cement trough repositioned.
- Downspout at #56 is missing.
- Ross Fujino has completed touch-up painting in complex (parking lines, speed bumps, trim around the garage doors, and the wrought iron trim at both entrances).

5. The draft Minutes from General Meeting, Sunday, June 2<sup>nd</sup>, 2024, were previously circulated to the Board for their input. Mary Stewart made a minor change, which was noted. The draft of the General Meeting Minutes will be forwarded to Owners, enclosed with the next Newsletter.

6. A Newsletter will be drafted and will include, GM Minutes, updated Parking Rules, updated Resident contact list and an update on watering in the complex.

7. *Epic Roofing & Exteriors* has requested payment of an invoice (i/a/o \$262.50) from May 2024 for a roof inspection, requested by the then Owners of #56. No leak was detected and the unit sold successfully. Mary Stewart will contact the Cortez' and request payment for this invoice.

8. Mary Stewart asked Benton Dalglish for an update on the valve issue at #47. Benton will follow up with the City of Calgary. He requested Susan return the established folder with the City of Calgary information. Note: The Secretary has returned it to Benton.

9. Secretary's Report:

- Ratified Board Meeting Minutes from May 29<sup>th</sup>, 2024 were forwarded to Owners.
- Renewal of CCI membership was completed
- Closing Documents, Estoppel Certificate and a Welcome Package were completed for the sale of #56 (closing date of June 27, 2024)
- Visitor Parking rules will be updated (Mary Stewart)
- Lists for Condo will be updated and forwarded.
- #44 was resold and closing documents, Estoppel Certificate and Welcome Package prepared for new Owner (closing date of July 26<sup>th</sup>, 2024).

10. Treasurer's Report:

- Ross Fujino forwarded financial report as of July 22<sup>nd</sup>, 2024.
- All accounts current and invoices paid.
- Bank balance as: Operating \$40,918.48, Reserve \$57,080.16, \$220,000 in GIC's for total balance in Reserve Account of \$277,080.16

**Motion:**

Ross Fujino proposed that the Treasurer's Report be accepted as presented, Mike Rochefort seconded. All in favour, motion passed.

11. Next Board Meeting is tentatively scheduled for Monday, August 26<sup>th</sup>, 2024, Benton Dalglish #92 to host.
12. Mary Stewart proposed that the meeting be adjourned, Susan Wennerstrom seconded; adjourned at 8:05 pm.

---

Susan Wennerstrom, Secretary

**Board Away List:**

Catherine Kowal: June 27 – August 15