

Park Manager's Report
For CC#8 Board meeting
January 13, 2015

Well there certainly were a lot of things happening in Condo Corp # 8. In the past month (since the last meeting) there have been a number of issues some resolved and some remain unresolved.

The biggest news would be the water pressure issue. To date we have found nothing inside Northlands regarding a water break which would have caused a problem with pressure. The City felt it was at the RTL installed temporary connection where water enters the Condo Corp but, that appeared to be fine. There is a pressure regulator there control water at 60 PSI. The City first turned the pressure regulator off (100 PSI water following) which first corrected the issue however, from the beginning there appeared to be low pressure on the return line (from CC#8 to the City). Water was put back to 60 PSI and that reduced the pressure everywhere again. Water pressure remained low and Pick's asked the City to adjust it to 80 PSI to at least provide some water flow to the homes. The City then noticed water escaping from near the Multiplex and the Fire hall. A dig began. The City continued to look for a leak in their system, we were told they found and fixed the leak last Wednesday. Interesting note; the supply line to Northlands comes across Old Airport Road from the lift station across from the Arena (near the Tennis courts or by the City's RV dump site), the area where the City was digging is where the water returns from the Condo Corp. I am not sure how the return line affects pressure on the system. We will continue to observe.

There have been no major water concerns however, 339 did have a freeze up which caused a line to split (it appears unrelated to the water pressure issue). Water from that is the water you may have seen between 450 and 452. The resident of 339 temporarily move out allowing Pick's to shut the water off completely and come back to complete the repair. They have family just across the street so it was not disruptive to them and it certainly made our lives and Pick's lives easier. 339 is a rental property managed by Triton and it is unclear if the property owner is even aware of the issue.

There have been several sewer freeze ups and some of those on the new sewer system. Pick's has checked and repaired them but, there seems to be an issue with who is responsible for repairs on the new system. If the problems are an issue caused by the property owner that is an easy fix, Pick's just bills the property owner direct. Outside of that it is still unclear as to how these new sewer system issues will be handled. We haven't got much of an answer from Chris Greencorn or the other City Engineers'. I have placed a call to Scott Gillard and he is going to discuss this with me this week. We spoke on Friday and he is away until tomorrow I believe. In the mean time we had one unresolved sewer freeze up and the Property owner decided to put in an insurance claim and have the insurance company deal with the issue. Pick's has been communicating with them to make sure that they cannot change any lines that are the Condo Corp's responsibility and if those are changed and problems occur the cost of repairs will be on the property owner.

It appears that the majority of properties owners are now calling directly to Pick's Stream and bypassing our call line. Although this makes weekends and evening much more pleasant it certainly doesn't help for trying to manage and keep a handle on what is happening with water and sewer issues. What we now have are a few Pick's invoices for repairs that we were unaware of. They appear to be fine and everything is ok but, it is just a little more difficult to manage. Ron and I have spoken about it a few times and we were at one point forcing everyone to call the Condo Corp number and dispatching Ron through there. That started to become a small problem as it would just annoy the property owners. Now

Ron deals with the calls he gets and generally will inform us if anything unusual things pop up. It certainly has shed some light on how this was done in the past and how the billing of this work was done.

The AGM dates are set at February 3, 2015 and February 10, 2015 at NUP. Lynnette found dates they had available and booked them at my request. We were concerned about finding times a week apart and once we did we jumped on them. Please make these days in your calendars.

We still have a few other issues to deal with; parking near Stanton Medical Clinic and the Camper at 427. The issue at 427 I am assuming will come up when we discuss the bylaws. I haven't heard anything from the City or Doug McNiven on the status of the access issue for the water and sewer project. We also have not received a cost breakdown of the project from the City of Yellowknife. Are there still things to be done regarding 143 and the fill they have placed on CC#8 property?

Finally, Park Management and Maintenance are still without contracts. The last time this was discussed some Board Members wanted to make sure certain roles and responsibilities were covered by the contracts and seemed unhappy with some items. At that time I turned over the information I had to the board. Ilona responded with some wording changes to the Finance contract we have in place but, I didn't and still haven't heard anything back on the others. Can someone update me on the process?

Until next month

Lee Sacrey for G L Services