

**Minutes**  
**Board of Directors' Meeting**  
**Yellowknife Condominium Corporation No. 8**  
**November 13, 2012**  
**Chateau Nova**

**Attendance/Regrets:**

Wanda Anderson, President (Present)	Pearl Benyk, Director (Present)
Jenni Bruce, Vice-President (Present)	Wade Friesen, Director (Present)
Leonard Kwong, Treasurer (Present)	Tamlin Gilbert, Director (Present)
Lorraine Hewlett, Secretary (Present)	Kevin Laframboise, Director (Present)
Mike Roy, Park Manager (Present)	Aldin Jansen, Director (Present)

**1. Call to Order (19h05)**

**2. Approval of Agenda**

MOTION: To approve the agenda, as amended  
Moved by: Pearl  
Seconded: Wade  
CARRIED –

**3. Declaration of Conflict of Interest or Apprehension of Bias**

No Board members are more than 60 days in arrears.

**4. Review of Last Minutes**

MOTION: to defer the approval of the minutes from July (deferred)  
Moved: Wade  
Seconded: Leonard  
CARRIED –

No minutes from August meeting (no quorum)  
No minutes from September meeting (Budget meeting at NUP)  
No minutes from October (no Board meeting held in October)

**5. Business Arising from minutes – None (July minutes not approved yet)**

**6. Reports**

**6.1 Park Manager Report – (posted on Condo website)**

**Action Item:** Mike will check the sewer main that services 574 Catalina and neighbouring properties. The owner reported that shower stall, bathtub and washer are suddenly slow to drain.

**Action Item:** Kevin will create a graph (re: water wastage and water breaks) to post on the website.

## 6.2 Infrastructure Committee

No news yet about CMHC re-instating mortgage insurance. Banks won't finance mortgages in Northlands until CMHC is on board. The water and sewer replacement project has not gone out to tender. The project has not gone out for financing. The City wants the final number from the tender bid before going out for financing.

**Action Item:** Wade will set up a meeting with Carl Bird to ask about the surveying of the properties; and to get a revised schedule (workplan) from the City. The schedule attached to the Memorandum needs to be updated, since tasks are now off-schedule.

## 6.3 Communication Committee

The Board has received a few emails about the compound, but nothing else.

## 6.4 Financials – October 2012 (sent out by Leonard)

October 2012 financials: Review of money in bank account; accounts receivable; term deposit; amortization of equipment; payables (about \$5000 to be paid); prepaid condo fees (\$6500). More fees being paid for storage compound. Book-keeping is about \$4000 per month; no legal fees.

**Action Item:** Leonard will give the budget to the new accounting company.

## 7. **Other Items/Issues**

### 7.1 GL Services Contract

Accounting Plus has closed their doors. Gary and Lee are now running their own business called 506524 NWT Ltd. o/s GL Services. They are located at Hub International (across from Coyotes Restaurant). Lee was not able to get a contract for the Board to review tonight. Hopefully, by the next Board meeting.

MOTION: That the Board implement the industry norm of charging \$70 per failed transaction (the VISA version of a bounced cheque).

Moved by: Lorraine

Seconded: Jenni

MOTION RESCINDED --

**Action Item:** Leonard will find out how often transactions (e.g. pre-authorized payments on VISA and auto-debits from bank accounts) are bouncing; how much the average monthly costs of processing bounced transactions; how much it costs the Condo Corp when a transaction bounces.

## 7.2 Set date for 2013 AGM

First date: Monday Feb 18, 2013 (condo fees must be paid up by January 18, 2013)  
Back-up date: Monday, Feb 25, 2013

**Action Item:** Kevin will send a message (in Nov, Dec, Jan) to all Condo owners that they must be paid up in their Condo fees by January 18, 2013 in order to vote at the Feb 18<sup>th</sup> AGM.

**Action Item:** Mike Roy will put up Bristol board posters in Dec regarding getting condo fees paid up by Jan 18, 2013.

**Action Item:** Jenni will look into options where to hold the AGM on Feb 18 and Feb 25.

## 7.3 Follow-up on Board Training

**Action Item:** Wanda will contact Aggie Brockman about doing Board training in March for the new Board members that will be elected at the AGM.

## 7.4 Board Vacancy

5 regular positions will become vacant at the AGM; 1 additional vacancy (Cheryl's spot)

MOTION: To leave the vacant Board position unfilled

Moved: Tamlin

Seconded: Pearl

CARRIED –

## 7.5 Sale of Common Property

- There are 12 parcels of common property owned by the Condo. Some are developable; 2 parcels of land are located on Catalina; adjacent to new Community Garden; and run along the road (the stand of trees). Currently the 2 parcels of land have been left undeveloped; and there is lake access in the winter. Mark Winkler has an idea about how to beautify that area.
- The City of Yellowknife is providing funding to non-profits for groups to carry out projects (see the City newsletter from Friday, November 9, 2012).
- Façade money is also available from the City of Yellowknife. It's approved by the Smart Growth Council. There's no deadline. There is a pot of money. When the pot is emptied, you have to wait for the next fiscal year. Landscaping has just been allowed as a category.
- Easier for the Northlands Community Garden to access the funding.

**Action Item:** Tamlin will talk to Mark Winkler and Carrie Young about the Northland Community Garden trying to access funding from the City of Yellowknife to landscape the parcel of land around the pond on Catalina Drive as an attractive green space.

**8. Next meeting** – Tuesday, Dec 11, 2012

**9. Adjournment** – Moved by: Jenni