

**YK Condo Corp #8**  
**Board of Directors Meeting**  
**20 September 2011**

**Present:**

Wanda Anderson, Pearl Benyk, Kevin Laframboise, Wade Friesen, Tamlin Gilbert, Leonard Kwong, Ralph Creed, Elizabeth Cook, Gary Sibbald arrived at 1935h

**Regrets:** Aldin Jansen

1. Wanda called the meeting to order at 1910h
2. Approval of agenda
  - a. Update from meeting at city hall
  - b. Website

**Motion to accept agenda as presented with additions**

**Made by:** Pearl Benyk

**Seconded by:** Wade Friesen

**CARRIED**

3. Declaration of conflict of interest or apprehension of bias
  - a. None declared
4. Minutes
  - a. June 14, 2011

**Motion to accept minutes of June 14, 2011 as presented**

**Made by:** Tamlin Gilbert

**Seconded by:** Leonard Kwong

**CARRIED**

- b. June 23, 2011 (presentation from Ted Studer) – for review
- c. June 30, 2011

**Motion to accept minutes of June 30, 2011 as presented**

**Made by:** Tamlin Gilbert

**Seconded by: Ralph Creed**

**CARRIED**

- d. July 19
  - e. August 23 (AGM budget) – send comments to Wanda as soon as possible so can be posted on website
5. Business arising from minutes
6. Emails
- a. Wade’s email –signs and hydrants – August 4, 2011
    - Hydrants painted by volunteers – hydrants look great; Signage – fire lanes – **direct Mike to go with Wade** to identify where people cannot park& have signs changed (will be an associated cost); Get blocked area in 500 block cleared before the snow flies – need Condo Corp #8 warning issued
  - b. Aldin’s email – notes “The Plan” – August 20, 2011
    - Wade made some comments on it; tied in with the plebiscite to come; need to be consistent n our answers to members’ questions; Kevin would like us to try to “template” our responses consistently – like a “living” document. Wade says that he will send any updates to Kevin to put onto the website re: infrastructure; **everyone to send comments re: Aldin’s document as soon as possible so that “The Plan” can be posted**
      - o E.g. history could be on website, letter to city re: acceptance of area without roads being paved,
  - c. Lawyer’s office email re: informing people regarding change in bylaws – August 23, 2011
    - He needs updatedcontact information regarding people who have not yet responded
  - d. (member’s) email – Northland Trailer Park – August 26, 2011
    - i. Board has looked at email and thank you for keeping us informed – **Kevin will email him**
  - e. (member’s) email – Formal Complaint re: 572 Catalina – August 9, 2011

- Dogs, noise, oil spills, formal complaint to Board, send note to her saying thank you (**Kevin to send email** – she is to call bylaw, quoting old bylaws, can call hazmat if oil spill, unsightly yard; more beneficial if members call bylaw, Wade has called hazmat; Board could perhaps indicate ways in which property manager’s tenant is breaking bylaws – **follow-up with (member) (Kevin)** to see if issue resolved – bylaws not in place; Wade states that city can tow everything – 572 – follow-up with Lorraine – Tamlin states that Board needs to address at least one issue – repairing and selling vehicles – no home based business licence and need to proceed with this; if having issues still – will identify strategies that Board will go forward, related to enforcing bylaws; city has quite a bit of power;
- f. (member’s) email – formal request – September 1, 2011
- Requesting previous legal opinion (2004) – Wade has supplied this to (member)
- g. (member’s) email – infrastructure update – September 9, 2011
- Kevin responded to this email
- h. Tamlin’s email – conversation with Floyd Roland, Premier – September 12, 2011
- Tamlin will send letter to Floyd Roland – looking for funding from NWT; Pearl wants Floyd Roland’s statement re: it is residents’ fault for present situation
- i. (member’s) email – attn: city meeting regarding Northland’s , September 13, 2011 [David Wind’s motion] followed by Ron Tecszy’s response, September 14, 2011 followed by Tamlin’s response September 14, 2011 & Pearl’s response September 14, 2011 as well as Aldin’s response September 14, 2011
- City councilman, David Wind (sits on infrastructure committee), came forward with resolution but never said anything to infrastructure committee so no Northland residents were aware of the meeting; they could have been at meeting if they had been aware
  - Wade agrees with motion to review deadlines
  - Administration at city hall is going to do scope of work – not engineering study; have engineering department at city hall and will at least have a general report (January 31, 2012); city thinks that they can do the work at a much lower amount than \$18 million; trying to get a

no interest loan from GNWT; once the city accepts our request to accept the area without paving, Wade will be putting in a request to city requesting their support in this application to the GNWT

## 7. Reports

### a. Park Manager

- Is going to dig fire hydrant near vacant lot in 400 block & replace shut offs in the fire hydrant – need to find leak;

### b. Infrastructure Committee

- See notes throughout minutes
- Request to city to accept area without paving; city hall to complete a general report by January, 2012; Asking city to approach GNWT to secure a no interest loan to replace the water and sewage at Northlands; Plebiscite to go forward after that; Not waiting to hear from Federal government before doing anything

## 8. June and July financials – see statements

- a. As of July 31<sup>st</sup> – balance sheet – \$2000.00 in account
- b. \$131,0000 accounts receivable – people owing condo fees
- c. \$34,000.00 accounts payable – Condo Corporation owes this money – will have been paid in August
- d. \$47,000.00 net loss for the month
- e. Kevin asks if we are seeing a trend in accounts receivable?
- f. Unit 542 has gone back to bank – bank should start paying condo fees
- g. Mike will talk to Lynette re: updating lien on this property**
- h. Ralph asks about updating liens on other properties – costs money every time a lien is updated (\$25.00)
- i. Need current listing of liens placed on various properties – Mike**
- j. Mike to ask Accounting Plus to give us an update on those people in collections**

- k. Wade asks Tamlin re: condo fees & what people are indicating re: reasons for not paying condo fees – financial difficulties, some not updating condo fees; some not liking what happening at present time and refusing to pay; Tamlin would like to have a graph indicating what we are receiving in actual condo fees and what we should be receiving – **Aldin to ask Accounting Plus for cash flow**
  - l. Wade spoke with MLA candidates
    - Darryl Dolynny – wanting to see Condo Corp really trying to collect its condo fees; **Leonard trying to put together some guidelines/criteria for arrears**; Two candidates for Frame Lake riding live in Northlands; Kevin to put a reminder on website to vote in election; **Wade** will forward previous questions to Tamlin to be tweaked for this election so that they can go out to MLAs – **Tamlin** will tweak questions
9. Other items/issues
- a. City hall update – see previous notes above; Tamlin asks Wade when we can expect plebiscite to go out – Wade states waiting for city to agree to \$4 million and to hear re: GNWT to give us a no interest loan
  - b. Website
    - Not being updated regularly – look at purpose of website – consider it being a repository of information; could post minutes; thank you's to people doing volunteer work; **Kevin asks for ideas of what to be put onto website** ; September 26<sup>th</sup> at city hall at 1900h – request re: \$4 million – wants as many people in council chambers as possible; congratulations to Harvey who won tin of cookies in raffle at recent Northlands summer BBQ;
  - c. Email to be voted on
  - d. Accounting Plus resolution to be attached to these minutes
  - e. Budget
    - No comments received – now put to Accounting Plus and put into system
  - f. Legal opinion to Board
  - g. Water bill (Ralph)

- Access fee – for access to City water system; fee to read water meters; City Hall’s position is that someone is paid to read meters and we are part of Northland (YK) utilities, those costs covered by access fee
- h. Media relations – having no voice presently; Board not saying anything; Ralph suggests press releases; Wade suggests having a designated spokesperson – reconsider policy requiring 2 members of Board consult prior to speaking to media; Kevin asks if Wade willing to be spokesperson – need positive publicity – need to show that there is a plan in place, trying to get members to pay condo fees, etc.; need to give membership information as well; Gary reminds everyone that there are a few people that seem to have a very bad feeling against Wade and, as the spokesperson, may run into this even more; Tamlin says OK but Wade must be very careful that he is speaking for the Board and to avoid having picture in paper;

**Motion to change the media relations policy and appoint Wade Friesen to be spokesperson for Board**

**Made by: Leonard Kwong**

**Seconded by: Ralph Creed  
(Gary and Wade abstained)**

**4 for, rest against CARRIED**

10. Next meeting

a. October 18, 2011 at 1900h

11. Adjournment at 2125h