

Yellowknife Condominium Corporation No. 8

Director's Meeting

October 18, 2011 – 7 PM

Northwest Tower

Present: Wanda Anderson, Pearl Benyk, Tamlin Gilbert, Leonard Kwong, Ralph Creed, Elizabeth Cook, Gary Sibbald, Aldin Jansen, Kevin Laframboise

Regrets: Wade Friesen

1. Call to order
 - The meeting was called to order by Wanda Anderson at 1900h
2. Approval of agenda
 - Additions
 - Presentation by Carrie Young re: community garden project

Motion to accept agenda as presented with additions

Made by: Pearl Benyk

Seconded by: Tamlin Gilbert

CARRIED

3. Presentation by Carrie Young re: community garden
 - See project document supplied by Carrie; Carrie is horticulturist – been Northlands for 3 years – was in charge of community garden in Inuvik
 - YK Condo Corp #8 has lease on 2 of 3 parcels of land and owns 1 of the 3 parcels
 - Wanting it to be open to Northlands residents; Area is baseball diamond area – approx. 12,000 square feet; Proposing raised beds, approx. 70 and each 5' X 10'
 - Having workshops throughout the year, programs for children about gardening
 - Liability issues discussed – approx. \$2000.00/year
 - No hired staff member – all volunteer run; Non-profit society; suggesting a 6' foot fence – a lot of foot traffic through the area and would deter vandals
 - Rough estimation \$40,000 – obtained in phases; will be looking for donations as well (lumber, etc.); Playground equipment costs approximately \$15,000.00
 - More to come re: costs, liability, etc. as plans are made and completed
 - Not anticipating any costs to the YK Condo Corp. #8; Starting date ideally summer of 2012; Carrie left at 1920h

Further Discussion

- Very positive thing for Northlands' image
- Cost of snow removal – more expensive if have to haul it away and would have to be put into budget for 2013
- Estimate cost – hauling to Kam Lake Rd.
- Mike thinks that it will be about \$5000.00 extra
- snow removal – probably \$40,000.00 (worst case for snow removal)

- something to consider is to ask for financial contribution from the Community Garden Society to help with cost of extra snow removal

Motion that the Board support the community garden project as presented by Carrie Young including providing access to metered water

Made by: Pearl Benyk

Seconded by: Gary Sibbald

CARRIED

4. Declaration of conflict of interest or apprehension of bias
 - None declared
5. Minutes – September 20, 2011

Motion to accept the minutes of September 20, 2011 as amended

Made by: Tamlin Gilbert

Seconded by: Gary Sibbald

CARRIED

6. Business arising from minutes

“To Do” List

Task	Responsibility of:	Date put on List	Completed
Request that Accounting Plus give us a report re: fees in arrears that have been obtained from Aurora Collections Aldin continues to ask them for these and they need reminding again	Aldin	May 24	
Talk to the City about water invoice inconsistency. - Line up invoices on water from City Hall – Mike & Manager at City Hall continues on an ongoing basis	Mike		
Have Fire department come in and look around the 200 block & then signs could go up “fire lane” & then cars could be ticketed by bylaw; to also inspect curve in road on 300 block – to be done	Mike	March 22 and June 14	
Pursue financing options for the engineering aspect of the infrastructure project no update	Wade	March 22	
Emergency numbers on website e.g. “spill line”, etc. done	Kevin	June 14	
Send letter to David McPherson (PC contact) re: situation at Northland’s had to do with election and	Wanda	June 14	

election now over			
Post “thank you” to participants of clean-up done	Kevin	May 24	

- Re: Aldin’s document – common questions and answers
 - To be posted on website as soon as possible – **Kevin** will do this
 - Wanda has question for Mike – fire hydrant not dug up yet in 400 block – Mike indicates that a valve needed to be ordered – should be able to dig it up by tomorrow
7. Reports
- a. Park Manager – see report in email from Mike dated October 17, 2011
 - Roads continue to be a concern – Mike has asked for a load from NWT Construction for cold mix – they still have not delivered despite repeated calls from Mike
 - #432 – Mike has asked owner to write letter to Board regarding his issue
 - #653 – large amount of water on area that is city property – Mike will look at it tomorrow & he may also talk to city
- b. Infrastructure committee
- Nothing new to report – waiting for January 31, 2012
 - **Pearl** will call the city for update on letter that Wade submitted
8. Financials
- Have received August financials
 - Have not had any major expenses
 - Accounting Plus now preparing for auditor
 - There are some discrepancies under accounts receivable on 31-60 which **Aldin** will talk to Accounting Plus about
 - Continues to be many people in arrears/collections
 - No overall improvement in situation
9. In camera session

Motion to go into in camera session

Made by: Ralph Creed

Seconded by: Pearl Benyk

CARRIED

Motion to come out of in camera session

Made by: Ralph Creed

Seconded by: Aldin Jansen

CARRIED

- Wanda has asked for agenda from Citizens for Northlands and will wait for those agenda items and will then set a meeting date between the Board and the Citizens for Northlands

10. Other items/issues

- a. Leonard Kwong – procedure for trying to get condo fees – garnisheeing of wages – have to get them to court and get a judgment and then can garnishee wages – **Mike** will talk to Jim of Aurora Collections
- o Pearl will get court document re: owner of #564 (cost of approximately \$45 for document)
- b. **Aldin** to talk to Accounting Plus to include collections report from Aurora Services (Jim Wilson) – needs to come to Board
- c. Pearl re: #560 – unlicensed car (Suzuki tracker) that is a piece of junk – bylaw has been called frequently and not responding – **Mike** will have it removed
- d. Ralph – camper on Catalina – needs to be moved as winter approaches – **Mike**
- e. **Mike** will put up a sign at both entrances to indicate that campers need to be removed as winter approaches
- f. Date of AGM in early 2012 – February 21 at 1900h with February 28 as back-up
 - i. Mike will get NUP booked if possible for those dates

11. Next meeting

- o November 15, 2011

12. Motion to adjourn by Ralph at 2225h

Updated “To Do” List

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Request that Accounting Plus give us a report re: fees in arrears that have been obtained from Aurora Collections Talk to Accounting Plus to include collections report from Aurora Services (Jim Wilson) There are some discrepancies under accounts receivable on 31-60	Aldin	October 18	
get court document re: owner of #564 (cost of approximately \$45 for document) will call the city for update on letter that Wade submitted	Pearl	October 18	
Pursue financing options for the engineering aspect of the infrastructure project	Wade	March 22	
Emergency numbers on website e.g. “spill line”, etc. Common questions with answers to be posted on website as soon as possible	Kevin	June 14 October 18	

