

VILLAGE AT APPLEWOOD Meeting Minutes

THE OWNERS: CONDOMINIUM PLAN No. 0413443. 0414492. 0812369

1000. 2000 Applevillage Court SE. Calgary. T2A 7Z4. AB.

Meeting Agenda: July 2nd 2025

Held on Google Meet 6:00pm

Call to Order: Cole Romaniuk

Attendance: Mark, Voleta, Daniel.

Motion to approve the agenda: Motion: Violeta Second: Mark

Motion to Approve previous meeting minutes: motion: Violeta Second Mark

Financials: As of May 2025, approx. 4% over budget mostly due to natural gas seasonality

Motion: Daniel Second Violeta, motion carried

Executive Summary

This month's agenda highlights several opportunities for strategic cost savings and critical building improvements.

KKA recommends switching from our current mechanical and elevator service vendors to more cost-effective and responsive alternatives.

Old Business:

Update on ISL Engineering and Taylor Construction Project KKA met with them last week:

Start Date is scheduled for July 7th, 2025 (weather permitting)

Access to the visitor parking adjacent to the parkade ramp will need to be cleared.

Taylor will use a portion of the driveway to unit 5039

Site map attached

Mechanical Maintenance Vendor RFP:

Scandia Mechanical – current vendor \$880/mth

Prevent Mechanical - \$1000/mth (based on their mid-level “advantage” plan)

Maintain Mechanical \$579.50/mth for their mid-level plan, or \$830/mth for their gold plan.

Recommend going with Maintain Mechanical mid level or gold plan for cost savings and better service.

Currently having challenges getting photo documentation of work completed. This is extremely important for pipe bursts, potential freezing, stack back ups etc.

Motion to approve Maintain Mechanical and terminate Scandia: Daniel, second Mark, all in favour.

Elevator contractor replacement:

Encore Elevators: \$4320 annually (includes 12 maintenance visits and Cat 1 test). Service calls are billable. (\$200/hr regular, \$400/hr overtime, \$800/hr stat holiday)

Chinook Elevators: \$2800 annually (quarterly service, Cat 1 test, fire inspection test included). Service calls are billable (\$250/hr regular, \$400/hr overtime)

Schindler (Current Vendor): \$8784 annually. (Monthly service, hourly rates approx. \$250/hr, \$400/hr overtime). Service calls are billable.

Motion to terminate Schindler on July 31st based on poor performance. Board approves paying out until October 31st if required. Daniel Motions, Violeta Seconds, motion carried.

Unit 5309 concrete repair

Abris \$7480 to bust out and pour new concrete

Met on site with Guardian Condo Care and Beyond Foam to both price out this job too. Beyond Foam will price out completing a foam lift. Will send out additional prices by email.

Board discussed this, and would like to wait for the foam jacking pricing before making a decision.

Building 2000 walkways

On June 24th Cole Romaniuk met with Guardian Condo Care and Beyond foam and they are both pricing out options for the entrances of building 2000.

Daniel to send sealant option

Cole waiting on pricing from vendors

Fire Panel/Fob/Camera solutions:

Cost to replace Chubb with Dalroy Controls (Local Calgary Company)

Building 1000 fire panel switch over \$1753.00

Building 2000 fire panel switch over \$1753.00

Fob System switch over \$2340

All of this will eliminate things like the non-stop panel beeping in building 2000

Example of service: Dalroy called for fire panel issue, within 24 hours issue resolved and notes sent back:

The fire alarm system has 4 troubles upon arrival. The 4th floor east hall smoke (L2,47 in low level fault). 1st floor main lobby north smoke (L2,007 in level too low fault). 1st floor east hall by unit 105 smoke (L2,009 in level too low fault). 4th floor east hall by unit 408 (L2,049 auto test failure). We picked up 4 x

Mircom MIX-2351apa photoelectric smokes. Installed them as requested. The fire alarm system is now clear of troubles.

Example of Service from Chubb: getting a door fob programmed

Called Chubb National (June 16th) via their 1800 number, on hold for 30 minutes. National call centre directed me to Calgary office (Bhushit Desai), emailed Bhushit (June 16th), directed to Trevor and Gevin, followed up with all three June 18th no response, followed up June 20th no response, on June 22nd Trevor emailed back advising to reach out to Chubb National... All back up available.

2 of the last 3 fobs they programmed have not worked.

Motion to replace Chubb Edwards with Dalroy Controls for fire panel monitoring, fob system and camera system: Daniel, 2nd: Violeta, all in favour.

Unit 204-2000 – Cole met unit owner on site June 24th. Neighboring unit inspection taking place July 2nd. HVAC system to be camera scoped if no results from neighboring units.

Action: 204-2000 organize a camera scope for unit 104-2000 and 204-2000 to see if there is any smell from there. Both the HVAC system and the plumbing stack.

If no results, organize a smoke test for both units.

New Business:

Pest Control – Bed Bugs in building 2000. Treatment and inspection on July 2nd for units 304, 403, 413.

Canex sprayed in unit 404. Not immediate signs found in other units but traps were laid to be re-assessed in 30 days.

Irrigation system – 60% running, one building had a frozen valve over the winter in the garbage hut. Pricing being sent by Touchstone Irrigation to repair.

To replace the backflow device and the ball valve inside the garbage shed mech room will cost. \$1750. This also includes testing the new device and submitting all paper work to the city of Calgary for the testing and exchanging the two devices with in swift comply.

Motion to approve work paid out of reserve: Daniel 2nd Mark, all in favour

Arborist quotes – pending from 3 companies. To plan to do in fall, after ISL/Taylor work.

Sims Garage Door Quote. Noted the garage door for building 2000 needs new springs: \$1874.00

DESCRIPTION	QUANTITY	AMOUNT
Overhead Door		
2 Raw Bearings		\$ 25.00
Pair of 273 x 2 5/8" x 41 1/2"		\$ 463.78
5.0 Liftmaster J Arm		\$ 108.00
Labour and Travel		\$ 1,188.00
	SUB TOTAL	\$ 1,784.78
	Tax	\$ 89.24
	TOTAL	\$ 1,874.02

Motion to approve spring replacement from reserve fund, and to get multiple quotes for quarterly preventative maintenance, Daniel, 2nd Mark, all in favour

Newsletter to be sent to residents and will include:

New Reserve Fund Study

Reminders on dumping items

Updates on building 1000 excavation and waterproofing

Fire Inspection booked with JAS Electrical August 6th and 14th

Targeting Parkade cleaning for August after Taylor Construction/ISL Completes their work

Unit 4011 & 5027 water leaks. Reported from June 21st rainstorm. Sent Top Roof out under warranty to inspect, awaiting reports.

- Awaiting reports from Top Roof

102-2000 – water leak and rebuild. Quotes attached.

KKA will try to ask the unit owner how long they were away from the unit, if at all, to determine if they were negligent. They will also ask when they noticed the heating fail for the unit.

KKA will have the quotes revised to just include carpet flooring.

Truck abusing visitor parking.

Motion to have unauthorized vehicle removed within 24 hours or else we will tow –Additionally, the vehicle cannot return to the visitors parking until repaired as well as a 3-day ban on visitor parking.

Junk Removal – full junk removal done on July 2nd 2025

Noise Complaint – Unit owners need to send in proof, including detailed time and dates, and what the activity is. KKA will then issue warning letters, and if issuing a sanction will discuss with the Board.

208-1000: just a couple of other things would like to share c/w you.....# (re i have spent alot of money -out of my pocket)..to deter c/w natural products ..(the squirrels/gophers/birds/cats)....on my balcony and in my garden!!...so i wish i would have kept receipts..but ...that said .i cannot afford to do this on my own.

- Board at this time does not have a budget for further exterior pest control of birds and squirrels. No evidence of them coming into the units, and it is difficult to stop outdoor critters from living outside.

Book Next Meeting & Adjournment 8:18pm

Additions:

Zone valve and heating system discussions:

From your bylaws

An owner:

- (c) shall duly and properly maintain and keep his Unit in a good state of cleanliness and repair, and in so doing, each Owner shall:
- (iv) not make repairs, additions, or alterations to the Building(s), the exterior of his Unit, the Common Property, any interior or exterior load bearing walls (including floors and floor coverings) forming part of his Unit, or any part of the plumbing, heating, mechanical or electrical systems within his Unit (including without limitation to the foregoing, anything which is the Corporation's responsibility under Section 2.2 hereof) without complying with Section 2.1(f) and 2.2 hereof, and without first obtaining the written consent of the Corporation which shall, neither, be unreasonably withheld or delayed:
- (c) the Corporation shall be responsible for the repair, maintenance and replacement, as and when reasonably necessary, of the Common Property, the Managed Property, and the property of the Corporation, the Recreational Facilities, property insured by the Corporation to the extent of the proceeds of insurance paid to the Corporation, the heating (including heat distribution), ventilating, plumbing and electrical systems in the Building A, Building B and Building C (subject to the Owner's responsibility in Article 2.2(a) and 2.2(b) above), all vehicular parking areas including driveways (but excluding driveways in or on a Townhouse Unit), ramps and parking stalls (excluding attached garages forming part of a Townhouse Unit), and all structural elements of the Project within the Unit and all Exclusive Use Areas;