

Condo Board Corp No 9211661
Village at West Valley
Minutes of Board Meeting
31 May 2023

1. Called to order by John at 6.30 pm. Also in attendance - Dora, Elva, Sue, Carl and David. Absent - Gord.
2. Approval of agenda moved by John, 2nd by Elva, approved.
3. Approval of previous minutes moved by Carl, 2nd by Dora, approved.
4. Financial Report, Sue. Current operating account 52,631.36. Reserve in bank 23,389.78. Reserve fund G.I.C.s 113,316.73. As per normal we will roll over maturing G.I.C.s to ensure there is always something maturing in event its required. 1 account payable outstanding, 1041.95 to Champagne Irrigation. Carl moved to accept report, Dora 2nd and approved.
5. Maintenance Report, Carl.
 - a) Weed control has been done.
 - b) Alpine Arborist replaced a dying tree at #15 with a Royalty Crab. They will be back early June to complete pruning.
 - c) Champagne completed the start up. A leak at #8 has been repaired. Issues at 13 & 22 were noted. Carl will monitor, using shallow pans to monitor spread and quantity of water.
 - d) Guys is completing stucco work throughout and sidewalk repair at #6.
 - e) 6 bags of lava rock were added to front garden area, \$75.
 - f) North garden between 10 & 11 has been cleaned up. Thanks to ALL who assisted with garden projects.
 - g) Still pending - shingle upgrades, misc painting, some deck repair.
 - h) Sue suggested a reminder about pre-winter deep watering of trees.
6. Bylaw Committee tabled til Sept.
7. Window Committee, #7 submitted form to Carl.
8. Newsletter, produced by John and Elva, delivered.
9. Insurance, nil to report.
10. Newcomers Committee - #5 will be in shortly and #28 to follow.
11. Old Business
 - a) Carl will contact Shake Experts to get dates for rooves, likely Sept at this point.
 - b) Website work is ongoing with Cliff and John. Someone will be taking pics around the community for the website. John will provide a write up.
12. New Business
 - a) Community get together Sat June 24 at end of road between #10 & 11. Details to follow.
 - b) Next meeting 30 Aug at #7.

Adjourned 7.25

c)