

2019 President's Report

Prepared by Allison Coffin

First, let me thank everyone for attending the AGM. The Board appreciates your participation.

2018 Projects and Year in Review

The largest project last year was the front door replacements. All units had a new door installed, along with updated mailboxes and entry way lights. This was a significant improvement to the street appeal of our units. The project was completed within the budget forecast and year recommended in the reserve fund study.

The Board continues to allocate additional money annually towards the door and window replacement project to prioritize energy efficiency and resale value. Windows are assessed annually by Leigh and continue to be replaced based on most urgent needs and approximately 12 were replaced in 2018. Our 2019 work is currently out to tender and the contractor will schedule installs directly with affected homeowners once the contract is awarded.

The front sod was replaced on an as-needed basis at some units last summer. Despite aggressive watering some did not take as well as expected and will be reassessed this summer. The remainder of the landscaping and regular green bin cleaning was completed by Ace of Spades and will continue in 2019.

Pest control continues in maintenance mode. Target's aggressive treatment in 2017 continues to be monitored monthly and appears to have been successful. It remains critical any indoor rodent sightings are reported to Leigh immediately so we can continue to stay on top of this with a proactive approach to avoid a relapse of 2017's situation.

Several smaller miscellaneous projects were completed – gutters and exterior vents were cleaned, sections of fence were repaired, sections of the west retaining wall were repaired, and spot repairs were done on the concrete curb.

Upcoming and Completed 2019 Projects

Phase 2 of the front door replacement was completed this spring with replacement of all garage doors to match the front doors installed last year. Again, this was a significant improvement to the street appeal of the units and increases the light entering the garages. This project was able to be completed earlier than forecast in the reserve study, without impacting the recommended saved amounts.

Door and window replacements continue in 2019. Leigh has been in touch with some affected homeowners already. If you believe you should be on the list and have not been contacted please text or email Leigh. There are 5 original patio doors still remaining which are prioritized for replacement in 2019.

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Gutter replacements were quoted in 2018. Full replacement is not budgeted at this time, but will continue to be reviewed annually, and possibly installed in phases based on the area of greatest need.

The back alleyways are scheduled for cutting and weed treatment.

Parking enforcement continues this year with the Commissionaires. They continue to provide a significantly cheaper option than our past security company, and are able to issue city tickets to offenders so the approximately three checks per week seem to be working well as a deterrent. The fees collected from the rented spots partially offset this expense. Thank you to Janet Udle for administering our temporary guest parking passes for another year. Effective in June this duty transferred to Gary and Lori; thank you both for assisting!

The Board has been able to maintain the recommended amounts in the reserve fund, while holding condo fees at the same rate for another year. The Board is also rolling out automatic withdrawal for payment of condo fees. We expect residents to be able to opt in as of Sep. and we hope to have all residents transitioned by the start of 2020.

Acknowledgements

On behalf of the Board, I would like to thank Condo 51 for their continued service this year. We continue to monitor communications between the Board and the Property Management company and we appreciate their willingness to work with us on improving processes.

I would also like to thank your 2017-2018 Board – Dennis Kelly, Daniel Latimer, David MacDonald and Lori Payne – for their help and service over the last year. This is not always an easy job and they are volunteering their time and services to continue to improve our investments on Ashton Lane.