

LANSING POINT: UPDATE FROM YOUR BOARD

BOARD OF DIRECTORS

President: Ted Staffen

Unit:

Phone:

Email:

Secretary/Treasurer: Michael McCann

Unit: 208

Phone: 333-3531

Email: michaeljmccann@icloud.com

Director: Spencer Rich

Unit:

Phone:

Email:

Director: Saskia Robbins

Unit:

Phone:

Email:

June 3, 2022

WHAT'S NEW

Your Lansing Point Board wants to share with you what it has been up to on your behalf.

The Board originally agreed to a meeting every two months with Grey Management but with the number of issues we are monitoring it was decided to return to a monthly meeting schedule.

So ... in no particular order, let's get to it:

1. **GARAGE SALE:** this will take place on June 25th between 9am and 12 noon. It will be advertised in our local paper.

2. **BBQ:** the Board will be hosting a BBQ for all Owners and Renters immediately following the Garage Sale

3. **WINDOW WASHING:** this is being planned for July

4 & 5th. This has been delayed because we needed time for the ground water table to drop before we turned on the sprinkle system and outside water. This was needed for the window washers to have a source of water to hook up to. The sprinkler system and outside water was turned on two days ago.

4. **GROUND WATER ISSUES:** as many of you know ground water has been an issue that Lansing Point has had to deal with since almost the beginning. With record breaking snowfalls this is going to become even more of an issue. Two actions have been taken to try and mitigate the risk.

A meeting was held with Yukon Government highways personnel and they have committed to removing the snow bank on the Alaska Highway immediately adjacent to our property prior to the spring thaw. This will reduce the amount of water that ends up in the ditch next to our fence. This will be confirmed with YG by way of letter.

YG also committed to talking to the City of Whitehorse. The goal would be to see if a large catch basin could be located near the bottom of the ditch that would feed into the Cities drain.

A bigger issue is the snow that melts just north of located on the Forestry property. It appears to add a significant amount of water to the above noted ditch. We have spoken to the Contractor who plows their snow and a discussion with Forestry will take place with the end of goal of having them remove the snow from their site versus shoving it into large snow banks.

We will follow-up in the fall.

We do want to give a big thank you to Ted Staffen and Barb Tait for once again spending a lot of time pumping water away from the property

5. **ENTRANCE TO BUILDING B:** The sidewalk entrance to Building B is cracking and slumping. A quote is being sought to replace that section. A closer inspection will tell us if part of the issue is replated the ground water issues noted above.
6. **EAVES TROUGH AND WOOD TRIM:** As you will have noticed one of the downspouts on Building A is currently being held in place with very attractive silver duct tape. Ted and Spencer noticed it was pulling of from the building and did some emergency repair work.

The undertook an inspection of Building A and a similar problem is developing.

In addition, you will have noticed that much of the trim on both building is fading badly and showing its age.

We are to receive a quote for repair and cleaning of all gutters for both buildings and a separate quote for re-staining all the wood trim work (including the columns) for both buildings.

7. **PARKING LOT:** It is pretty obvious that the lot is experiencing more slumping and cracking over the last two years and this year saw the cracks grow substantially. The slumping has now crushed the pipe leading out of sump well making its use almost impossible.

Options are being sought as to how to address, one of which is repaving (which will not be cheap). However, left undealt with the problem could result in issues related to entering and exiting garages.

8. **COMMON PROPERTY INSURANCE:** Ted and Mike meant with our insurance broker and reviewed our policy and explored ways we could try stabilize our premiums. The timing of the meeting was optimal as our insurance is to renew in September and what we discussed can be put into the mix when negotiating costs with the large insurance companies.

Two actions that if undertaken could mitigate the amount of the increase is being able to show that all Owners have property insurance and that we have a record of age of hot water tanks and smoke and co2 detectors and a policy/process for advising owners as to when they must be replaced.

It goes without saying that increased insurance costs result in increases in your condo fees, so what ever we can do to show we are managing risk should have a positive effect. More on this later.

Another issue that came up has to do with the amount of insurance we are carrying. New legislation that is coming into force this fall places a duty on the Board to fulfil its responsibilities in a responsible manner and to insure the property carries sufficient insurance. To that end an assessment of the replacement cost of both buildings has not been done in quite sometime and the current policy coverage of just under \$9,000,000 may well be inadequate given the cost of materials and labor today.

Grey Management is undertaking to find us a property assessor so we can get a current appraisal.

9. RESERVE STUDY: The Board is planning for a more in-depth review of the Reserve Study in the neat future. As of October, this year Reserve Studies are mandated under legislation and Condominium Associations must use the information in the studies to determine the amount of money that goes into a mandatory reserve fund each year. This legal requirement will directly impact the formation of all Condominium Budgets in the territory and by extension condo fees.

10. HOME OWNER'S INSURANCE: As mentioned above one of the ways we can try to mitigate our insurance premium is by maintaining a copy of all Home Owner's Insurance policies. A few months ago, you were asked (by email) to provide a copy to Grey Management. Unfortunately, the response was very low. A more formal letter will be going out shortly.

11. AGE OF HOT WATER TANKS AND SMOKE/CO2 DETECTORS: As above the same holds true for hot water tanks and the smoke/co2 detectors. They all have an expiry date on them. Water damage is one of the biggest risk factors that insurance companies are concerned about and directly impacts premiums. We were told quite clearly today that maintaining a record and issuing reminders when a replacement is required is seen quite favorably by the insurance industry.

If you are having trouble finding where the expiry date is on your tank or detector let us know and we will help.

Grey Management will once again be asking for this information via a formal letter.

12. BYLAW REVIEW: In 2015 the Yukon Government passed a new Condominium Act. After years of delays bring it into force it will be enacted in October of this year. We will be required to ensure that our Bylaws are in compliance with the new Legislation.

We hope to have new Bylaws ready for the fall at which time we will call a Special Meeting (prior to x-mas) to have them ratified.

13. VENTS BIDING B: There have been some issues with a couple of units in Building B with their vents. Grey Management is looking for a contractor that can come in and see if the problem can be identified and what is required to remedy it. Those folks who have been affected can expect to hear from Grey Management within the next few weeks.

14. ELEVATOR INSPECTIONS: It was brought to our attention that the Government Safety Inspection Certificates in our elevators appear to be out-of-date. We have looked into this and

YG assures us that they inspect on a yearly basis. You should expect to see current inspection certificates in the elevators soon.

- 15. SECURITY CAMERAS:** We are exploring options for reactivating the security cameras that are present in the lobbies. Once we have more information, we will pass it along.
- 16. FENCE:** The fence that borders the Alaska Highway has been severely affected by ground water. The fence appears to be rising. A Contractor has been asked to come in, examine the site and provide a quote for bring the best back into alignment and stabilize it.
- 17. HUMIDISTATS – FANS AND SENSORS:** Every unit has a humidistat and wall mounted sensor/control. There seems to be a variety of models being used. It is important to note that the humidistat that resides behind a grate has a fan and over time collects dust. You should clean these out periodically. If you are unsure where yours is or how to use it let us know and we will assist.
- 18. DEEP CLEANING OF INTERIOR COMMON SPACE:** Each month we have someone come in a vacuum the carpets, clean inside the stairwells and washroom the entrance way floors and hallways on the garage level. It has been quite some time since there was a thorough cleaning of all interior common element surfaces – this includes doors, door frames, baseboards etc. We are working with the company who does the monthly cleaning to provide a quote for a more thorough cleaning.
- 19. FENCE DAMAGE FROM SNOW REMOVAL:** You may have noticed that the fence at the north-west corner of the property has been damaged through the process of snow removal this past winter. The Board will undertake to fix the fence this summer.
- In addition, next winter it will be stipulated in the contract for snow removal that all snow is to be removed from the property and under not condition pushed against any fence/structure on the property.
- 20. DAMAGE TO RESIDENT CAR FROM ADJACENT STRUCTURE:** Last Fall Forestry constructed a shelter against the property line and within the required set-back. The proximity of the shed and its sloping roof resulted in large amounts of snow to come onto our property and impact a resident's vehicle.

When brought to their attention they said they would rectify the situation. What appears to have been their solution was to install snow guards on the roof.

Our position is that the shed is in violation of City of Whitehorse bylaw regarding set back and therefore must be moved. They will be receiving correspondence to that effect shortly.

Forestry also signaled that they would compensate in some manner for any damage caused to the property or vehicle.

We will wait until the end of July to see if that apparent commitment has been honored. If it has not been then a more formal step will be taken.

21. WATER SEEPAGE INTO A UNIT: A unit in Building B last summer experienced water penetration into their unit when there was a violent rain storm coming from the south.

Grey Management will be assessing if the water infiltration was a failure related to window installation (in which case it is still under warranty) or an improper seal between the window and wall.

The Owner will be in contact with the Owner.

22. WEBSITE: A website for Owners is under development. More information on it will be coming within the next two weeks.

Thank you for taking the time to read this ... if you have any questions or have an issue you feel the Board needs to address please do not hesitate to contact a Board Member