

LANSING POINT: UPDATE FROM YOUR BOARD

September 6, 2022

Before we get too far into the “weeds” with this Newsletter the Board would like to give a BIG shout out to Bob in Building A for taking the time to “encourage” the weeds to not propagate on our property.

It made a huge difference and the lawn has been looking great as a result.

Thank you, Bob!

IMPORTANT DATES

1. **GARAGE SALE:** At the request of some Owners there will be a second garage sale – September 17th between 9am and 12 noon.

Advertisements will be placed in our local newspapers.

2. **BBQ:** The Board will be hosting a BBQ for all Owners and Renters immediately following the garage sale. This is a chance for us to gather, “talk story” and get to know each other a bit better.

The Board will provide a BBQ, hamburgers & hotdogs, condiments and buns. Please bring salads or deserts to share – and something to drink.

To help us in planning please RSVP Mike McCann @ michaeljmccann@icloud.com or phone 333-3531 by the 12th of Sept. This will assist us greatly in knowing how much to purchase.

3. **WINDOW WASHING:** This will be happening in the middle of September. The exact date is being worked out right now and we will let you know as soon as we can.

4. **OWNER’S MEETING:** There will be a general meeting of all Owners on the 22nd of September starting at 6pm. We hope to have this meeting at the Whitehorse Library, and will confirm the time and location within the next few days.

We will cover the following topics:

- i. Highlights of new legislation governing condo corporations that comes into effect October 1, 2022.
- ii. Budget process and preliminary estimates for 2023
- iii. Status of Reserve Fund
- iv. Status of revised Bylaws to ensure compliance with new Legislation
- v. What are seen by Owners as property maintenance priorities for 2023
- vi. Status of Lansing Point website
- vii. Board Meeting schedule
- viii. Other

ADMINISTRATIVE MATTERS

1. **BYLAW REVIEW:** In 2015 the Yukon Government passed a new Condominium Act. After years of delays, 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 December for approval.

Project Plan:

- a) Get current Bylaws into a workable Microsoft Word document (in progress)
- b) Incorporate past Bylaw Amendments into the Master Bylaw Document (in progress)

- c) Review each section for compliance with new Legislation (to commence in October & make necessary adjustments)
- d) Review Schedule A – Rules and Regulations for deletions, amendments and additions
- e) Complete final document for vote by Owners by way of a Special Resolution (process to be determined at our September 22nd meeting).
- f) Submit revised Bylaws to YG for certification – December.

Note: we have discussed this with YG and they have approved this plan.

2. **COMMON PROPERTY INSURANCE:** We have been informed that our insurance will be going up by approximately \$3,000 – which will take it to approximately \$22,000. Some local condo corporations are seeing their insurance almost double.

Further to the above we are arranging to have a new assessment of the property done. The current policy estimates the replacement cost of both buildings at 9.5 million dollars. This estimate is several years old.

It is in our best interest to ensure that our property is fully insured and reflecting today's replacement costs.

3. **HOME OWNER'S INSURANCE:** Each unit is required to carry "home owner's" insurance. Each Owner is required to submit proof of coverage on a yearly basis to Grey Management.

Those who have yet to provide proof of coverage will be getting a reminder with a follow-up call if necessary.

4. **AGE OF HOT WATER TANKS & SMOKE/CO2 DETECTORS:** Part of our "risk mitigation" strategy is keeping a record of the age and expiry date of all hot water tanks and Smoke/CO2 detectors.

Our insurer stressed the importance of having this information and how having it can help mitigate insurance cost increases – which (once again) impacts our condo fees.

You will receive reminders if your hot water tank or smoke/co2 detector is near its expiry date. Once replaced you will be expected to provide the new expiry date to Grey Management.

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

Once again, for those of you who have not provided this information to Grey Management, they will be following up with you.

3. **RESERVE STUDY:** The Board is planning for a more in-depth review of the Reserve Study in January 2023.

As of October, 2022, 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 directly impacts the formation of all Condominium Budgets in the territory and by extension condo fees.

Reserve Fund by Legislation must be done every 5 years. Ours was completed in 2019.

PROPERTY MAINTENANCE

1. **GROUND WATER ISSUES:** Further to what was shared in our June Newsletter. The Board met with City Councilor Ted Laking last month. He will be raising the issue with the City Manager.

It was decided that we should put our concerns in a formal letter to both the City and YG. This will be done by the end of September.

2. **ENTRANCE TO BUILDING B:** The sidewalk entrance to Building B is cracked and poses a tripping hazard. A quote is being sought to replace that section

3. **PROPERTY IMPROVEMENTS:** As many of you will have noticed there has been a fair bit of work going on during late July and through August (and now into September).

Eaves troughs and down spouts have been replaced, all the wood trim, columns, window frames and door frames have been repainted. The siding has been washed. The fence has been repaired.

Many of you have commented that the property is looking a lot better.

Paving of the parking lot around Building B will commence in a few weeks. A notice will be sent out.

4. **VENTS BUILDING B:** Back in June we raised the vent issues that a couple of the units in Building B were experiencing. Grey Management committed to find a contractor that would

come in and identify what is happening and what would be required to remedy it.

This is still an outstanding issue and GMS has committed to attending to it.

5. **ELEVATOR INSPECTIONS:** We are still waiting for new Certificates to be placed in the elevators. Grey Management committed last week to following up with YG.

6. **SECURITY CAMERAS:** In our June Newsletter we said we would look into what it would take to reactivate the security cameras in the lobbies.

With the work that was undertaken over the summer this was put on hold. Owners will be asked at the upcoming meeting if this is a priority for them and what they would like the Board to do.

7. **DEEP CLEANING OF INTERIOR COMMON SPACE:** In our June Newsletter we mentioned having a deep cleaning of the Building A&B's interior done.

A quote was received after we had already committed to other work.

At our upcoming meeting we would like to hear what Owners feel about this and if there are other options for getting this work done.

8. **FORESTRY'S 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.

We raised this issue with City Counselor Ted Laking and he committed to taking it to the City Manager. We are in the process of following up.

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.

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