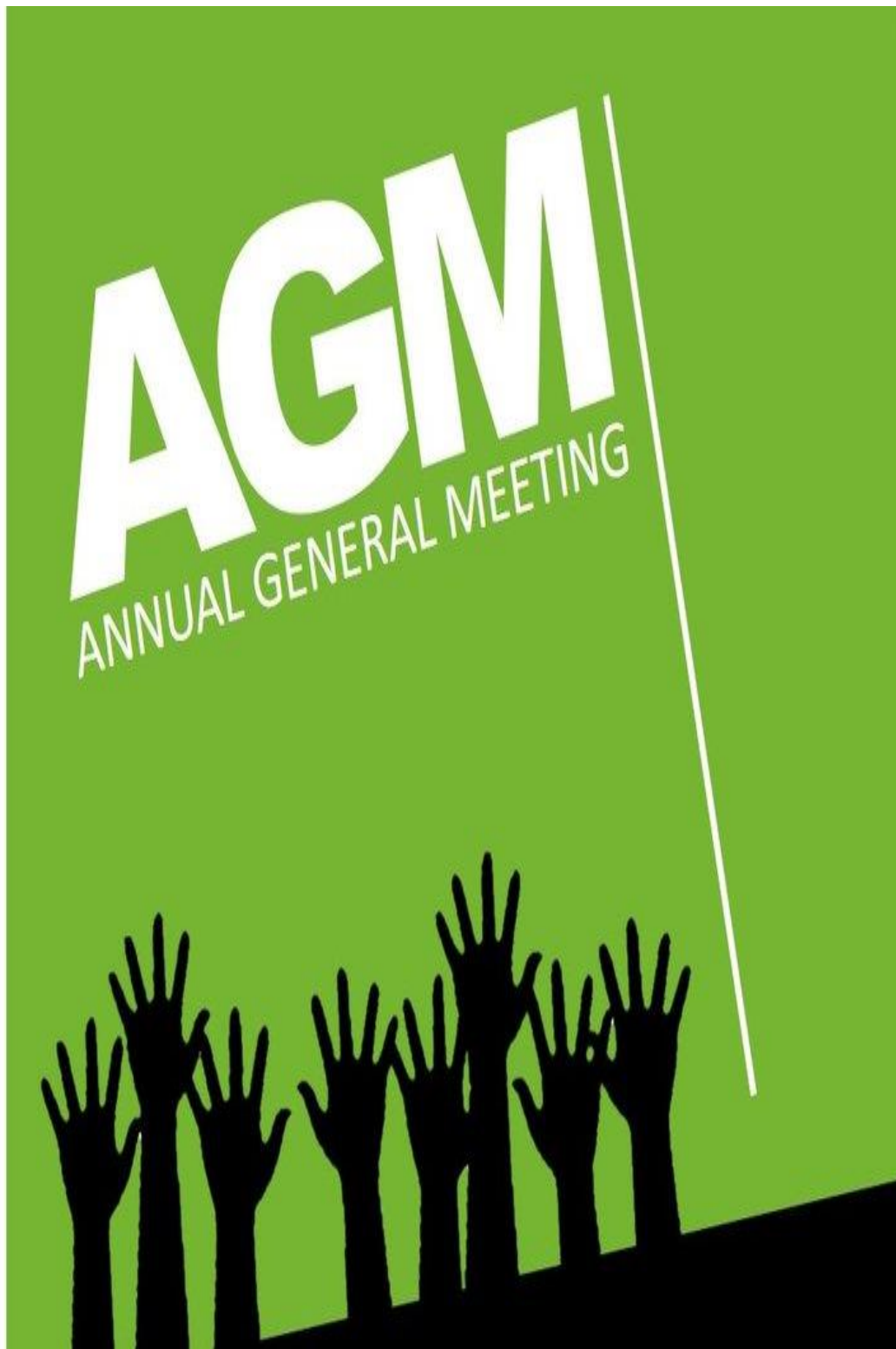




2022 President's Annual Report

Lansing Point Condominium Corporation #124

PRESIDENT'S REPORT

2022-23 was a very interesting year at Lansing Point. We survived an amazing amount of snow in the winter of 21/22 and a lot of hard work by a lot of residents to move mountains of snow!

Most residents helped in any way they could with Mike McCann and Donna Jones leading the way with our snow blower and lots of muscle, also Guy and Cathy Beaudin with there car pulling , I think, a pallet,behind their car , kept the snow cleared in drive way in front of building A to Bob Thornett shovelling other peoples garage entrances and the Tait family showing up with a loader and Bobcat to move a bunch of snow out of the yard and would only accept a small gift certificate as payment for a big job.

Residents help year round to keep our property safe and clean including Terry and Rosemary Burns faithful taking the compost bin out to the street and back in each Thursday.

As a Board, with the management of Gray Management Systems and Denali ,we contracted a company to clean the eaves troughs and during that cleaning they found about half of the troughs were non functioning with some barely attached to the building! A cleaning job turned into a \$14,000 repair and replacement job.

That was a lesson well learned by the Board, pay now for maintenances or pay more later for replacement. With that lesson in mind and again with GMS, last year we contracted a company to replace the leaning fence in front of building B and repaint the trim on both buildings and power wash both buildings.

We have more to do in terms of maintenance and the big job in 2023 is hiring an engineering firm to figure out why the pavement between our two buildings is sinking and the back lot behind building B buckling.

With that in mind I would like to thank Spenser, Saskia and Mike for their patience and persistence and good advice on the work to be done on that issue.

By the looks of the financial projections, we are facing a slight increase in condo fees this year however the increase appears to be modest considering the economic forces facing condo owners throughout the territory.

Lastly I would like to thank Mike McCann for his excellent work on redoing our regulations to sync with the new condo act, he literally saved us thousands of dollars a professional would have charged us to do that work and I would suggest we are among a few of the current condo corps in the Yukon that have their regulations reflecting the new Act.

Ted Staffen, unit 103
President