

LANSING POINT – GMS MEETING

August 7, 2024

Minutes

1. SECOND QUARTER REPORT ... we are waiting for the second quarter report. Second quarter ended June 30th

Action: GMS to send an electronic copy this week along with a breakdown on charges to the maintenance line.

2. VEHICLE IN LOT ... vehicles in the lot must comply with Lansing Point bylaws. Under our bylaws in the Section A Rules and Regulations 4.3 disabled vehicles are not be kept on the property. A vehicle parked with flat tires for several weeks is considered a disabled vehicle.

Action: The owner of the vehicle will be given a deadline to correct the problem or a fine will be assessed under:

Article XI Enforcement of Rights and Duties

16 Each owner in breach of any of the bylaws, rules and regulations may be charged, by the board, a fine of up to \$100, after a written warning. The fine may be increased by \$50 for each further breach to a maximum of \$500 for a breach of a bylaw and \$250 for a breach of a rule. The board has sole discretion to impose or waive any fines charged.

17 The maximum frequency for the imposition of a fine for a continuing contravention is every seven days

3. LATE PAYMENT ... one owner has yet to make the “make up payment” that was due in April. They have been given a number of notices.

Action:

Article XV Collecting Money Owed to the Corporation

2 The corporation may charge interest at a rate of 18% per annum compounded monthly on any unpaid balance of condo fees, special levies or fines, or any other money that a unit owner owes to the corporation until paid.

A final note should be sent saying that unless paid in full by the end of August, any balance left as of September 1 will incur 5 months of accrued interest at an 18% annually rate compounded monthly.

4. STATUS OF PROJECTS

- I. Painting of Gate and 1st floor of buildings A&B ... to commence August 20th

- II. Siding Repair ... this should commence next week and will encompass the balcony of Tiffany Jewels unit (at the unit owner’s expense), the two sections identified by Ted and the siding piece on the balcony of unit 208

- III. Concrete work Building B ... done
 - IV. Identification signs for Building A & B ... we agreed on a design and placement. To be designed in house.
 - V. Emergency Exit Signs third floor Building B ... batteries to be replaced ... cost approx. \$400
 - VI. Fence Repair ... we agreed on what needs to be done and the quote is under \$1,900 was agreed to.
 - VII. Bollards ... Duncan's to be asked to come and measure and then make and install the bollards (there have been considerable savings in fence repair and concrete work)
 - VIII. Unit 209 ... it appears that they may be able to complete the work next week.
 - IX. Other ... still awaiting a quote from JATS
5. GARBAGE ... we had a discussion regarding the garbage bin and what can and can not go in it.

Subsequent to our discussion I called the City of Whitehorse Waste Management Bylaw.

What can go into our bin is:

- a. Residual Waste
- b. Recyclable waste

What can Not go into it is:

- c. Banned Waste
- d. Controlled Waste – cardboard is listed as “controlled waste”

Action: we need to update our message to owners and clarify the above and the labelling on the exterior of the garbage bin needs to reflect what can go in and what can not.

It may be worth while to see what a small bin that can be emptied once a month might cost that is labelled only to take Controlled Waste