

LANSING POINT – GMS BOARD MEETING

Date: June 17, 2025

Present: Bill Greer, Ted Staffen Mike McCann – Lansing Point

Denali Gaetz – GMS

BUDGET / FINANCE

1. CURRENT FINANCES	Denali provided a current expense document	Mike to do a review and report back
---------------------	--	-------------------------------------

The changes requested have been made:

- i. Board Expenses/Meetings - \$200
- ii. Elevator After Hours Repair - \$500
- iii. Fire Alarm Minor repair - \$300

2. BILL PAYMENT	We are up to date	Nothing required
-----------------	-------------------	------------------

IN PROGRESS

TOPIC	DISCUSSION	ACTION
1. COMMON PROPERTY	A discussion around what Common Property and Exclusive Use Common Property needs to occur and the results communicated with all owners. Any changes/recommendations will need to be codified in our Bylaws A discussion paper with proposed policy statement and more detail as to what is in and what is out and owner responsibility was presented	To be reviewed prior to our next meeting and discussed in more detail prior ... any feedback can be sent to Mike prior to the meeting
2. INTERCOM SYSTEM	The Intercom system is relatively old and was initially designed to work with landlines. The introduction of cell phones and in particular iPhone has created issues as it is felt that the “tone” length is not long enough for the user to open the door using their phone.	GMS will explore more fully if there is a work around that would allow newer phones to work with the intercom/door opening system Bill is working with an electrician to see if there are any other options

3. ATTIC INSPECTION	A brief discussion took place regarding the inspection of our attics for mold and other issues. Bill suggested that a more directive statement regarding what we want done be developed and this presented to potential contractors in order to get a quote	GMS to finalize the contract expectations with Bill and to take it to potential contractors
4. MONTHLY & ANNUAL PROPERTY INSPECTIONS	We had a brief discussion about the monthly and yearly property inspections that GMS undertakes. GMS has a checklist (of sorts) on Buildium that they use for their inspections.	1. GMS will inform the Board after any inspection as to any property issues the Board needs to be aware of. 2. GMS will develop for the Board a checklist of items that should be part of an annual inspection.
5. FIRE ALARM BUILDING A	There have been a number of false alarms in Building A ... it appears it is a "bad sensor" on the second floor	GMS to undertake getting ts fixed.
6. KEYS & LOCKS	Agreed upon action from last meeting: GMS will get a quote on re-keying the above noted doors. 1. GMS will create a log book for keys held by Board Members. Those keys need to be numbered and signed for. 2. A Board Member leaving the Board will be required to return those keys that they have signed for. 3. If we rekey the entrance doors, we will need to get a quote for providing replacement keys to all residents and the keys need to be identified as "do not copy". 4. Ted and Mike will need to take their keys in to get them identified and recorded and signed for, 5. Each Board member to have the following: Electrical, Water, Elevator, Janitorial and the lock box	A quote has been received of approx. \$1,500. This quote provides 2 entrance keys per unit. We will review at the end of the next quarter when we may have a better sense of projected year-end position.
7. HUMIDISTATS	Agreed upon action from last meeting:	This is in progress ... Bill has written some information regarding the usage.

	1. Bill has agreed to write up information that can be shared with all owners regarding the use of their humidistats. 2. Mike will send a note to Bill, Ted and Denali asking what they think should be topics covered as a "Did You Know" section.	This should forward at the next meeting so as to finalize. In addition have a more robust discussion on what information should be on the website for owners
16. BOLLARDS	1. W have two quotes/options for repairing/replacing the current mill work around the base of the columns	It appears we have settled on having then rebuilt in the same style ... and if the top could be coated in fiberglass that would be ideal. We agreed that we would repair the ones in most need of work and plan on phasing in the replacement of others. The 4 columns on the north side of Building A&B to be dealt with first.
17. WINDOWS	Agreed upon action at last meeting: 1. GMS will have the two units inspected and make recommendations regarding remediation	1. It was determined that only one unit requires repair. The quote was approx. \$350 2. Board has given approval for this work to be done. The direct approved above seems to have gone in a different direction. The interior framing around the window was not pulled. Rather a contractor looked at the exterior and has given a quote of \$800. This needs to come back to the next meeting as we were under the impression that the issue had been resolved.
18. MECHANICAL DRAWINGS	Agreed upon action at last meeting: Bill will make some enquiries in an attempt to track down either the contractor and/or the drawings	Bill was able to gain access to a number of drawings at the City ... we need to agree on a place they are to be stored
19. RESERVE FUND STUDY	Agreed upon action at last meeting: 1. GMS to obtain quote and inform the Board	Awaiting the new stdy.
20. FENCING	Bill feels that the fencing that faces Seine Square is in jeopardy of falling down due to rotting posts.	We failed to discuss this at the meeting ... to come back to the next meeting

NEW BUSINESS

1. NORTHWSTEL PHONE BILL	It is unclear what we are paying for but whatever it is, it is resulting in a bill of over \$2,000 a year	Bill will attempt to get some answers out of NWTel
2. ELECTRICAL USEAGE	The question as to why there is a big discrepancy between Building A and B is outstanding and needs to be resolved.	1. Denali will get ATCO to check the meters in order to determine if we have a bad one 2. Bill will follow up with Dave Heyen and see if he can tell us what meters are doing what and what panel they are connected to ... and if he is able to see anything out of the ordinary
3. BALCONY RAILINGS & GLASS INSPECTION	We would like to schedule an inspection of all railings and glass.	We did not get to this at the meeting ... if GMS can get a quote as to what this would cost that will help determine if this is something qwn do this year or not
4. ELEVATOR BUILDING B	The “guides” have been replaced and the “banging sound” is not happening ... problem appears to have been fixed	GMS to send a note to TKE informing them that with the replacement of the guides the noise and banging that was happening with this elevator appears to have been eliminated.
