

LANSING POINT-GMS BOARD MEETING

Date: August 11, 2025

Present: Bill Greer, Greg Bull, Mike McCann, GMS (Denali Gaetz)

Regrets: Ted Staffen

ISSUE	BACKGROUND/DISCUSSION	ACTION
1. A balcony support column was found to have significant dry rot	In the process of repairing the decorative millwork at the base of the north facing balcony support columns it was discovered that the east facing column had significant rot which on the surface seems to make it likely to fail.	1. GMS to immediately inform the Owners whose balconies are affected to staff their balcony until further notice. 2. Legislation and Bylaws allow us to access the reserve fund without a Special Resolution in order to correct a defect that poses potential healthy and safety issues. Owners will be notified once we have a quote. 3. Bill to check with the City as to what permitting is required to initiate repair¹
4. Review of 2 nd Quarter Financial Variance	We reviewed the 2 nd quarter variance report and some numbers where updated	A revised 2 nd quarter variance suggested that there could be a surplus of \$500 at year end
5. Approval of Charge from Spectrum for coding a phone to the Intercom	There was some discussion regarding these charges. The bottom line is that we do not want to inconvenience a vendor	1. The bills will be paid out of our Repair and Maintenance line. 2. A meeting on Exclusive Use Common Property etc. will be held to resolve a number of issues as to who pays.

¹ Subsequent to the meeting the following actions were taken ... a structural engineer was contacted by the Board. The support column will be inspected Tuesday and recommendations as how to proceed will be made. The Board will personally reach out to the affected Owners and inform them of what is being done.

3. 2025 Reserve Study Review	We went over a number of outstanding issues with the draft report. There was no dispute that the reserve is underfunded at present and this must be addressed. Some of the questions/directions: 1. Make the review period 20 years and not 25 2. What does “allowance” mean? 3. The report suggests an HVAC system needs to be replaced ... except there is no HVAC system 4. The report suggests the common property interior hallways are in excellent condition but then says they should all be redone (carpet et all) next year) 5. The report suggests that replacement of the shingles will be 250k yet a conversation with a local contractor quoted \$125k 6. The report suggests the foundation needs to be replaced yet the life span of the foundation will exceed the structure sitting on it 7. Over 20 years the report suggests a total contribution of 1.3m and this number is achieved by a stepped contribution (4 year cycle) ... the Board would prefer equal contribution (maximizes interest gains) and eliminates a potential issue for someone selling and the purchaser.	1. Denali will send these comments to the author of the report so that it can be revised
4. Discrepancy between Building A & B in Electrical Usage	This has been an outstanding issue for well over a year. The usage is double in Building B compared to Building A and it is not clear what is the root cause ... there may well be a logical explanation or not.	GMS to get Yukon Electric (ATCO) to check the meters to see if there may be a faulty one. Bill to connect with a electrician to try and trace what is running of the panels in each building.
5. Garage Door Maintenance	Two years ago, GMS arranged for a garage door specialist to be on site to service garage doors. The servicing was by appointment only and paid for by those who requested it.	GMS to make this arrangement again.

6. Balcony Inspections	There was some discussion regarding this and at this point it appears that we do not have the funds to have this done this year.	To plan for this to happen in 2026
7. Attic Inspection	There has been some difficulty finding someone to conduct the inspection and at a cost that can be afforded.	To check as to status at next meeting
8. Millwork at base of columns	The four columns that will have the millwork at the bottom of the column redone will be those at the north end of Building A and B	To check status at next meeting
9. Information on Elevator	One owner has had numerous complaints regarding the elevator in Building B. The staff at GMS have felt intimidated and threatened by the tone of the calls.	1. GMS will send the Owner information on the type of “elevator” that is in place (it is a lift and not an elevator) 2. GMS will obtain from TKE a letter stating the elevator is performing to standard and send a copy to the Owner.
10. Intercom	Unit 209 had their iphone coded to the intercom so that the door can be opened remotely from the phone.	GMS to get the procedure from Spectrum so that we are able to offer that information to other owners who wish to do the same
11. Monthly Inspections	The Board felt it important to be informed of the results of GMS’ monthly inspections	GMS to provide the Board with a summary of issues seen during their monthly walk throughs.
12. Fall Meeting of Owners		
13. Copy of Insurance Policy	We need a copy of the existing insurance policy for our records	GMS to send a copy
14. Newsletter	There has been quite a bit happening since the beginning of the summer and it is felt that a “newsletter” that updates information to owners would be a good idea	Mike to provide a draft to the Board for approval. Board members to provide information to Mike on specific issues they would like to see covered,
15. 2026 Contracts		
16. Gate Control Box	The box has a pad lock on it but it is not closed. This has not posed an issue previously until some one was seen	The paddock is now to be locked at all times to prevent unauthorized persons

	“inside” the control box and subsequently the gate was closing all the way and not stopping to provide an exit for some on a bike or walking. Bill has corrected the problem and the gate now closes as it previous limit.	from “mucking about” with the controls. Bill, Greg and Mike have keys to the control box as does GMS
17. Cleaning of common property spaces	In Building B on the second floor there are signs on the carpet in front of the elevator of what appears to be stains caused by spilled coffee or some such liquid. The stain leads down the hall in the direction of a particular unit ... the door of which appears to have grease marks on the exterior. The discussion centered on what do we do regarding these issues. Wait until the next monthly cleaning? The next carpet cleaning is not until October.	It was decided to ask the contracted cleaner to see if he can remove the stain. In addition, it was suggested that we budget for two carpet cleanings a year and not one.
18. Owner Request Regarding Fitness Space	An owner had wondered about converting the common space in the front of the elevators into a fitness area. Several concerns where raised ... noise, damage to the carpet (sweat), liability, maintenance etc.	Bill indicated that he will get back to the person who asked and let them know that it is being discussed.