

CONDO 4 BOARD HIGHLIGHTS – NOVEMBER 2021

Greetings to all, we hope everyone is getting into the spirit of the season!

BUDGET 2022

Our November meeting was primarily focused on the review and approval of our 2022 Budget. A line by line review was done; overall the annual increase was approved at 1.9%, which equates to an approximate \$10.00 monthly increase for the budgeted year.

Our budget is primarily fixed costs which represents approximately 98% of our costs. This includes 27% of shared costs, 4.7% Reserve Fund costs and approximately 68% in negotiated service contracts.

We are pleased to report, relative to our shared costs there will be no increase this year for 1202 (Rec Center), who have completed a budget with a 0% increase. Please note, Condo 967 (Ring Road) has completed their budget with a 1.33% increase. More details will be provided to all residents after our fiscal year end.

DAVEY TREE

The Davey Tree quote has been approved for Spider Mite treatment, these pests have been affecting our spruce trees. Weather permitting, these treatments will be completed within the next few weeks.

STANDARDS COMMITTEE

The Board has approved a rule regarding dumpster usage during interior and exterior renovations. The final change will be sent out to all residents, and it will request that all residents notify the Property Manager in writing, indicating a start date and projected end date.

The Standards Committee recommends owners be allowed to plant annuals in their tree saucers. Also, rule 16B will be amended to reflect the requirements and owner's responsibilities.

A discussion was had about the colors of the front doors; it was agreed that an Alteration Request is not required if any of the approved colors are used. This same principle applies to driveway bricks; an AR will only be needed if the pavers size and color are changed in any way.

ALTERATION REQUESTS

During the winter months there are not many AR's coming through; over the last month we have only had 2 AR requests.

UPCOMING BOARD MEETINGS

With most of the Board Members heading south, a Board Meeting will be called via Zoom if something comes up requiring Board approval. The next scheduled Board Meeting will be May 19, 2022; hopefully in person.

We wish you all a happy and safe holiday season; for all the snowbirds have a safe trip to and from your destinations. We look forward to seeing you all again in the Spring.

Your Condo 4 Board,

Jenny Gould

Joanne Pagliocca

Doug Major

David Small

Steve Smith