

Kingsland Community Association
Board of Directors Meeting Minutes
Friday, September 08, 2023
Approved as Amended - September 28, 2023

Attendees: Christine Dombroski, Charlotte Quickel, Jeannine Konrad, Ben Ethier, Terry Casey, Lars Stevenson, Kaitlin Quickel; Jessica Pickel

Absentees: Ben Montgomery, Nik Mouwen, Brandy Macinnis, David Sanderson

I would like to thank all the board members who took time from their busy schedules to attend the board meeting at such short notice. Thank-you.

A board meeting was called to discuss the proposed projects and funding associated and to move forward for application for Capital Conservation Grant (CCG)/Lifecycle Capital Grant (LCG) and motions from the board to proceed.

The Board of Directors meeting was called to order: 7:08.

- 1) Review any questions regarding PowerPoint presentation that was sent to the board in summer associated with projects that will be considered for CCG Funding.

No questions from the board.

- 2) Stairwell enclosure – latest status with city - my understanding.

I explained to the board that KCA did not get full commitment from the city for the stairwell enclosure, but KCA received an email from the city with instructions to apply anyway.

I feel confident from our last visit with city representatives at the hall with Jenna, Sue and Bruce, the city had a better understanding how much the existing stairwell is covered. Furthermore, I communicated to the board that the stairs were moved further into the stairwell which reduces the length from 7.068 m old to new stairs are 6.182m.

- 3) Due to funding availability, I have eliminated the support wall under deck – this item and others in the Lifecycle report can be 50% funded by applying for a CFEP grant (I will gather items for funding and provide an item list for future board consideration).

Jessica, the treasurer reviewed the Budget 2022-2034 with agreement that KCA does not have enough funding to include the support wall at this time. The board also agreed.

- 4) A spreadsheet of bid analysis was presented to the board. We briefly observed the difference in pricing for each project item from each bidder.

The focus was on Prairie Tough contractor of choice as their bid was the lowest and detailed breakdown was provided.

Kingsland Community Association presented to the Board Sep 08, 2023			
Prairie Tough	Price	GST	Total
Basement Preschool Entrance Enclosure	\$ 61,633.00	\$ 3,081.65	\$ 64,714.65
Basement stairs replace & wall repairs	\$ 57,615.00	\$ 2,880.75	\$ 60,495.75
Ramp replacement with metal railings, pressure treated wood & replace existing wood deck pickets as required.	\$ 83,745.00	\$ 4,187.25	\$ 87,932.25
Support wall under the deck	\$ 45,005.00	\$ 2,250.25	\$ 47,255.25
	\$ 247,998.00	\$ 12,399.90	\$ 260,397.90
Opt 1-The Project	City - 75%	KCA - 25%	
\$ 260,397.90			
City will NOT cover the support wall - REMOVING THE SUPPORT WALL with Enclosure			
\$ 213,142.65	\$ 159,856.99	\$ 53,285.66	\$ 213,142.65
KCA-Restricted Funds Available	\$ 6,000.00		

- 5) Jessica, the treasurer reviewed the budget for capital improvements with confirmation that KCA would be able to support the \$53,285.66 for KCA share of the costs associated with the proposed projects. The board also recognized that KCA has restricted funds of \$6000.00 available for stairwell enclosure.
- 6) The board discussed implications of how much the city will support – the board decided that KCA would wait to see how much the city will support regarding the enclosure. Currently, the stairwell has 70% coverage; the new stairwell has a proposed reduced foot-pattern, which is further encouraging that the city will support the entire stairwell.
- 7) The following motions were put forward:

Motion:

I, Christine Dombroski make a motion September 08, 2023, for Kingsland Community Association Board of Directors to support an application for Capital Conservation Grant (CCG)/Lifecycle Capital Grant (LCG) for funding projects related to stairwell wall repairs, replace basement stairs, and enclose basement stairwell; ramp, pickets & railing replacement, as well as deck pickets to be replaced as required. Total funding for the project \$213,142.65 up to City of Calgary 75% (\$159,856.99) with 25% KCA Funding (\$53,285.66). KCA-other funders \$6000.00 restricted funds available for stairwell enclosure.

Second: Jessica Pickle; Motion Carried: All in Favor.

Cris asked the board to amend the minutes of September 08, 2023 to correct the KCA-other funders to \$5000 as the amount was reported incorrectly. As well as correct spelling from encloser to enclosure.

Motion: Charlotte Quickel, I make a motion to approve minutes as amended – at board meeting September 28, 2023. Second Jessica Pickel – Motion carried: All in Favor.

Motion:

I, Christine Dombroski make a motion September 08, 2023, for KCA Board of Directors to support Prairie Tough as the contractor of chose to complete for projects related to stairwell wall repairs, replace basement stairs, and enclose basement stairwell; ramp, pickets & railing replacement, as well as deck pickets to be replaced as required.

Second: Jeannie Conrad; Motion Carried: All in Favour.

Motion:

I, Charlotte Quickel make a motion to support Christine Dombroski as Project Manager as applied for CCG/LCG grant for funding for projects related to stairwell wall repairs, replace basement stairs, and enclose basement stairwell; ramp, pickets & railing replacement, as well as deck pickets to be replaced as required.

Second: Ben Ethier; Motion Carried: All in Favour.

- 8) Just a reminder – depending on how much time the city takes to provide “The Letter of Support in Principle” and the processing of the CCG application - timing of projects-late fall/winter prices may increase.

Prepared by Chrstine Dombroski – Lifecycle Director and Hall Maintenance Coordinator