MINUTES OF THE BOARD OF DIRECTORS
FREEDOM RIDGE AT WHITEMUD HILLS

Held: Monday, February 22nd , 2021 by video conference.
Present: Dwight Wiberg, Roxanne McReavey, Bruce McGillivray, Heather MacLean, Maureen Persaud, Lori Persaud and Joel Helm from Helm Property Management.
Absent: Brad Krupa.

Election of officers
The following Board members were elected to the following positions.
Dwight Wiberg – President, Bruce McGillivray – Vice-President, Lori Persaud – Treasurer/Secretary.

Calling meeting to order
Dwight Wiberg called the meeting to order at 7:05 p.m.

Minutes of the last meeting
Bruce McGillivray moved to accept the minutes from the meeting of January 18th , 2021 with changes submitted. Seconded by Roxanne McReavey. Carried.
Annual General Meeting – Bruce McGillivray submitted changes to the Annual General Meeting minutes which were approved and will be sent out to all owners.
Financial Statements
The Board reviewed the January 2021 Financial statements. Joel Helm indicated that no one is in arrears.
Budget – Discussion about the 7.5% increase was discussed. With the increase in insurance premium and other costs, the Board upheld the increase in fees commencing April 1st, 2021.
Insurance – Maureen Persaud moved to put the property insurance out to tender to three insurance brokers. Seconded by Heather Maclean. Carried. Maureen Persaud will outline the process for putting the insurance out for quotes. The Board would like a written recap of events from Doug Morrow's discussion with Wawanesa with respect to the insurance premium that was finalized.

Business arising from the minutes
Visitor Parking - Visitor Parking is being monitored by the Board.
Window and Door policy – The Board discussed setting up a policy for Windows and Doors that would have owners pay 50% of the cost of the window replacement. The Board would like Wade Engineering to quote on providing an assessment of the windows before a policy is finalized. Joel Helm will follow up with Wade Engineering to provide a quote. Bruce McGillivray indicated he would put together a draft policy.
Master Inventory List – The Master Inventory List was sent to the Board. The Board is in the process of reviewing.
Wall Replacement – The Board has asked Jensen Group to install the Wall at the entrance in April.
Mailbox Replacement – Joel Helm advised the Board that the mailboxes have been delayed and are scheduled to be installed at the end of March/April. Heather MacLean indicated that mail can be rerouted to a closer pick up point and will provide Joel Helm with the information to send out to owners.
Reserve Fund Study – Lori Persaud moved to approve Wade Engineering to complete an updated Reserve Fund Study. Seconded by Roxanne McReavey. Carried.

New Business

Noise on Roof – From discussion with the Board the noise that owners had concerns about seems to be ice that has fallen off the roof.

Next Meeting

The next Board meeting will be held on Monday, March 15th, 2021 @ 7:00 p.m. by video conference.

Adjournment

There being no further business coming before the Board, the meeting was adjourned at 8:00 p.m.