

LU#35 has entered a payment plan that will have the account brought current on December 1st.

LU# 28 file has been sent to RMR Law for collection

- c. Accounts receivable report for this meeting: \$262.50 was subsequently paid in full By LU#21 in November.
- d. Transfer Reserve to Operating
Motion by Reg / Ginny to transfer \$3,314.75 for the foundation repair at LU#40 MSC unanimously.
- e. Acceptance of the financial reports as information
Motion by Dan / John to accept the financial reports report for October 31, 2025. and Treasurers report as information.
MSC unanimously.

7. Old Business

- a. LU#21 basement window replacement - Mountain Park Glass removed and reinstalled the window with proper insulation at a cost of \$262.50.
- b. Reserve fund Study
Revised draft #2 Tabled
- c. LU#11 bath venting issue and resultant damage to the attic and unit interior.
Invoice in the amount of \$2,002.93 remains outstanding. Action Darcie
- d. Window LU#24 picture window
Installed Nov 21, 2025 Completed
- e. Leaking taps
Mark Mansfield addressed 14 & 19 - the board will install isolation valved inside on these two. Action Darcie
- f. Tree Pruning at 45/46 along Switzer and along the alley- Item completed
- g. LU#22 Basement Window cracked and daylight around frame.
Window ordered for LU 22 will be installed by Mountain Park Glass. Action Darcie

8. New Business

- a. Concrete replacement at Mailboxes – to be considered for 2026.
- b. Section of main walk in front of 31 has sunk – to be considered for 2026.
- c. Brick to stucco caulking and a vertical crack on unit 46 - to be reviewed in 2026.

- d. LU#24 Dining room window – Mountain Park Glass has recommended a repair to the sill rather than window replacement. The cost is approximately 200.00+GST
Motion by John / Ginny to repair the window sill at a cost of \$200.00+gst as recommended by Mountain Park Glass.
MSC unanimously.

- e. Grounds Maintenance contract
Motion by John / Ginny to renew the grounds maintenance contract with Buttazzoni for the period November 1, 2025 to October 31, 2026
MSC unanimously.

- f. LU#24 request for basement window replacement. The Board will have MPL review this when on site next. Action Darcie

- g. LU#24 dog complaint – Bylaw breach notice was issued to the Unit Owner and Tenant on Nov 26, 2025. To be monitored by the Board

9. Next Meeting Jan 27, 2025 6:30 pm

10. Adjournment by John at 7:34 pm

Treasurer / \ Report
WLC General Meeting: 27-Jan-2026
For Information Purposes Only

MEMBERSHIP SUMMARY

31-Dec-2025

Deposit & Investment Accounts	Balance(\$)
Chequing Accounts	85,600.74
Savings Accounts	147,804.08
Common Shares	60.08

Total \$233,464.90

Petty Cash Balance \$9.26

Payment Listing

24	2025-11-17	Buttazzoni Inv# 241902 Grounds Maintenance	\$ 126.00
25	2025-11-17	SparcPay Services	\$ 3.41
26	2025-11-18	VallInstall Inv# 5996 - Abatement Unit 20	\$ 43,186.09
27	2025-11-18	SparcPay Services	\$ 3.41
28	2025-11-21	Hallmark Management Inv# 2025-319 (Nov 2025)	\$ 2,055.90
29	2025-11-21	SparcPay Services	\$ 3.41
30	2025-11-26	Buttazzoni Contracting Inv# 241974 - Snow Maintenance	\$ 909.30
31	2025-11-26	Mountain Park Glass Works Inv# 18117 - Unit #30 Window Repair	\$ 262.50
32	2025-11-26	SparcPay Services	\$ 6.83
33	08-Dec-25	Hallmark Management Inv# 2025-345 (Dec 2025)	\$ 1,584.20
34	08-Dec-25	SparcPay Services	\$ 3.41
35	17-Dec-25	Buttazzoni Contracting Inv# 242039 - Snow Maintenance	\$ 3,767.16
36	17-Dec-25	SparcPay Services	\$ 3.41
37	31-Dec-25	Buttazzoni Contracting Inv# 242087 - Snow Maintenance	\$ 1,329.30
38	31-Dec-25	SparcPay Services	\$ 3.41

Account Balance Summary Flow Chart (FYI)

