

Darlington Arms Condo Plan No. 9811439  
Board of Directors' Meeting  
May 15, 2003  
At #703, 317-14<sup>th</sup> Ave SW, Calgary, AB

In attendance: Gerald Rotering #703  
Leonard Krahn #104  
Jim Young #305  
Mark Schaefer #605  
Daorcey Le Bray #102  
Bonnie Haslen, CDCL/Bayview Real Estate Management Inc.

### Minutes

- 1. Meeting was called to order at 7:05 p.m.**
- 2. Approval of Minutes of meetings held March 20 and April 17, 2003**  
*Action: The approval of the minutes for both meeting was moved by Daorcey.  
Seconded by Jim and passed by the Board.*
- 3. Financial Report**
  - Bonnie presented the financial statements and related a loss suffered during the past month of activity. This loss is largely due to lock upgrades, higher plumbing costs, elevator costs, and utility cost increases. A large portion of our loss is due to unpaid condo fees from owner Tim Magnus #701, #702, #703 and #706.
  - Point of discussion: There is a high expense to replace hardwood floors damaged by common property and this will soon lead to increasing insurance costs and, therefore, increasing condo fees (by approx. 20%).  
*Action: Jim moved that the Board recommend to owners at AGM to solve this issue by resolving that hardwood floor repairs required from damage caused by common cause will be replaced with carpet or carpet-equivalent compensation from this point on. Seconded by Leonard and passed unanimously by the Board.*
- 4. Management Report – Old Business**
  - 8<sup>th</sup> floor burglar bars and door installed with minor damage to walls
  - Unit #103 – Jack Bluminik. James has moved out, but Jack's patio has received some damage and patio window was repaired by B&O services
  - Parkade cleaning completed
  - Garbage chute cleaning must yet be done
  - Roof and brick inspection – tabled. Gerald informed the Board that the problem is that the top two balconies of #704 need to be re-leveled to reduce water damage potential. *Bonnie was directed to obtain quotes for the service.*
  - Showerheads – tabled
  - Elevator re-skin – tabled
  - 99-year lease rental of basement storage by mechanical room was informally discussed and tabled until next meeting
  - *The Board directed that the neighbours' side of the east wall will be painted to remove graffiti. The Board will pay for the paint and Jim has volunteered his time*

*to do the service. An invoice for the paint will be sent to the neighbouring owners for part of the bill.*

- Mark returned to the idea to encourage programmable thermostats in the building in order to potentially decrease utility costs – tabled for future discussion when funds allow

#### **5. Management Report – New Business**

- Draft operating budget – to be provided by May 22, 2003  
Bonnie drew attention to the corporation's failure to meet budget expectations despite a fees increase last year, which were offset by major expenses such as utilities. Utilities now make up approx. 40% of our operating budget, which is currently in a 10% deficit.

*Action: Moved by Leonard to increase condo fees by 12% as of July 1<sup>st</sup> 2003 as recommended by Bonnie. Seconded by Jim and passed unanimously by the Board.*

- Spring Clean-up completed
- Enmax provided with all building keys
- East entrance paddle replaced after residents became trapped
- Parkade entrance lock – being serviced by RB security

#### **6. Adjournment at 8:30 p.m.**