

Darlington Arms, Condominium Corporation #9811439
Established 15 May, 1998
Forty condo homes under one roof at 317 Fourteenth Ave, SW, Calgary

Minutes of the meeting of the Board of Directors
16 October 2003 after the Annual General Meeting
Held in the lobby, Darling Arms Condominiums

In attendance: Gerald Rotering, #703
Jim Young, #305
Erik Ross, #301
Mark Schaefer, #605
Daorcey Le Bray, #102
Leonard Krahn, #104
Chris Murray, #405

Bonnie Haslen, CDCL/Bayview Real Estate Management Inc. (outgoing Manager)
Gerry Callan, CDCL/Bayview Real Estate Management Inc. (incoming Manager)

Meeting called to order at 8:45 p.m.

Property Manager's report

The elevator interior is complete with steel-clad panels on the back wall, and that the wood paneling near the roof is the only thing that must be replaced. Erik looked into the lighting for the elevator and has found some options.

Moved by Erik

Seconded by Leonard

That the board authorizes Erik to purchase lighting of his choice at a cost of up to \$200.

Carried unanimously

Bonnie also reported that brick path in front of the building, settled at the entry, will be relayed by Josef Sponiar for \$380, as per the previous board's direction.

New Business

Based on the direction from the AGM:

Moved by Erik

Seconded by Jim

That the Board spend \$600 to join the Beltline Community Association for three years.

Carried unanimously

Based on the direction from the AGM:

Moved by Jim

Seconded by Mark

That the Board continue to uphold a policy that dogs not be allowed in the building.

Carried unanimously

Bonnie presented the current status of storage lockers in the building. *Gerald voluntarily left the meeting to avoid a conflict of interest on this issue.* Mark, as Vice-Chair, took the Chair position. Tim Magnus, #702, has made the highest bid for the auctioned locker.

Moved by Leonard

Seconded by Jim

That the bidder be given written notice to pay for the 99-year lease by November 1, 2003. If payment is not received by that date, the offer will be closed and it will be offered to the next highest bidder.

Carried unanimously

The board discussed offering 99-year leases for three other common-property storage lockers in the building by an auction process. This issue was tabled until a future meeting. Until that time, all other lockers will be paid for on a monthly basis, as in the past.

The board discussed the rear parking lot gate. Past mechanical issues and failures have forced us to no longer use the gate and for it to remain open. The possibility of opening and closing the gate manually was discussed by the board and tabled for a future meeting.

The meeting was adjourned at 9:20 p.m.
