

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
17 February 2005**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703

Mark Schaefer, #605

Chris Murray, #405

Harland Bell, #306

Jennifer Medlock, #305

Erik Ross, #301

Shantelle Farrell, Property Manager/Agent, Co-operators Real Estate Services Inc.

Absent: Daorcey LeBray, #102

Call to Order/Quorum Established

Chair Gerald called the meeting to order at 7:10 p.m. Quorum was established with six of seven directors in attendance.

Approval of the Minutes of Meeting held 20 January, 2005

Moved by Chris, seconded by Mark, that the minutes of the January meeting be adopted as recorded: carried.

Financial Report

Cash on hand stands at \$18,416, and the reserve-fund account stands at \$75,221. Over-budget expenditures are due to heating bills and various security improvements. Shantelle pointed out that all but one overdue condo fee account has recently been brought up to date, so the accounts receivable are reduced from \$1,600 to only \$230, with collection action pending on that one.

Moved by Chris, seconded by Jen, that the financial report be adopted as reported: carried.

Old Business

1/ The elevator cab “button key” control system appears to be working well and makes residents feel more secure. Some complained about the inconvenience, but all seem to be adapting and learning how to welcome guests to their floor. Discussion took place regarding emergency responder access, such as police and EMS. Shantelle offered to consult the fire department and provide a “button key” for their lockbox, if needed.

1 (a) Toward the elevator cab’s pending installation of the new control panel, Shantelle offered to liaise between Alltech Elevators and Telus to have the phone line ready, as that panel will have an emergency call-out button.

2/ At the front door, once again someone moving left the second door’s pins unsecured, allowing the doors to be easily opened. Moved by Harland, seconded by Chris, that Gerald have a locksmith attend to install a spring-loaded latch at the top of the second door, which will secure it to the frame even if the pins are not in place: carried.

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New Business

1/ The saga of the roof-top bathroom ventilator fan was reviewed, in that Aadelard Plumbing/Heating is still waiting for our payment of \$1,337.72, less the \$200 credit we've accepted from James Electric for their part in the wrong installation and numerous follow-ups that took place. Moved by Harland, seconded by Erik, that we pay the remaining net bill of \$1,137.72 to Aadelard. Defeated. Discussion ensued, and it was then moved by Harland, seconded by Mark, that we offer to split the remaining bill with Aadelard Plumbing: carried.

2/ Chris met with a representative of Direct Energy to explore locking in our prices for natural gas and electricity. Moved by Chris, seconded by Harland, that we pursue locked-in energy contracts, and that Shantelle obtain quotes from the available suppliers: carried.

3/ Erik raised the issue of our building being inaccessible during a recent brief power outage. Various technical solutions were discussed, ranging from emergency power back-up to issuing Board members copies of the high-security key that can open the front door when the electric lock is not working.

It was noted that power blackouts are rare, that anyone leaving the building will open the door and that it can then be propped open until power is restored, and that a ground-floor or other resident who is home could be hailed and asked to open the door from inside.

Consensus was reached that no action be taken at this time.

4/ Old water damage to #405 was brought forward, as Josef attended and discussed repair costs with owner Chris Murray. Chris, being a Director, provided this information, then played no further role in the discussion and the vote. Gerald observed that the pattern of the damage indicates it may date back five years to leaks in the hot-water circulating lines that were then replaced throughout the building. Moved by Mark, seconded by Jen, that whereas no private-property source can be identified the corporation will do the repairs, and Shantelle is authorized to contract the work at the lowest-possible cost: carried.

5/ Minor hardwood floor damage in #405 from water ponding on the balcony was discussed. This issue has been addressed at two top-floor suites that required considerable contouring to drain water away. Some other balconies (but never those facing north) have experienced minor water penetration beneath the patio doors during strong wind and heavy rains. Moved by Mark, seconded by Chris, that Shantelle obtain quotes to waterproof-paint at least the east and west-facing balconies, with that treatment extending two inches up the stucco walls: carried.

The meeting adjourned at 8:40 p.m. The next meeting of the Board of Directors is scheduled for Thursday, March 17, 2005.