

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
16 June 2005**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey LeBray, #102
Chris Murray, #405
Harland Bell, #306
Erik Ross, #301
Barry Mackleberg, Property Manager, Consolidated Real Estate Services Inc
Absent:
Mark Schaefer, #605
Jennifer Medlock, #305

Call to Order/Quorum Established

Chair Gerald called the meeting to order at 7:01 p.m. Quorum was established with five of seven directors in attendance.

Approval of the Minutes of Meeting held 21 April 2005

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

Financial Report

Operating cash stands at \$17,665 and the reserve-fund account stands at \$84,938. Operations are on budget and it is noted that Darlington Arms is financially healthy. Barry presented the budget projection for 2005/2006
Moved by Daorcey, seconded by Erik that the Board accept the budget projection as presented and that condominium fees not change for the coming year: carried. **Gerald to include note about condo fees in owner newsletter.**

Old Business:

1/ Viking Electric was on site to consult with an elevator electrical outage and recommended replacing the old fuses with a breaker box at the 8th floor elevator power supply for \$450.

Moved by Harland, seconded by Daorcey that the Board direct Viking Electric to conduct act on the recommendation: carried. **Gerald to alert Viking Electric.**

2/ As directed at previous meeting, Viking Electric consulted to shield the boiler room temperature relay from direct sunlight and replace the exterior high density bulbs. Both actions will be completed shortly.

3/ The Board discussed the current leased common property statement.

Moved by Harland, seconded by Daorcey that the statement of leased common property be adopted as presented: carried. **No further action required.**

4/ Mark offered to handle hosting and regular updates for www.darlingtonarmscondos.com for another year. Moved by Chris, seconded by Daorcey that Mark Schaefer be paid \$240 to host and update the corporate website. **Barry to pay Mark.**

5/ Moved by Harland, seconded by Chris that that Barry follow up with Prestige Landscaping regarding a quote for “security” landscaping on the west side of the building: carried. **Barry to report at July meeting.**

6/ Gerald reported to the Board that he was not able to meet with Aadelard plumbing regarding concerns over the rooftop fan. He has since written a letter in an attempt to clarify how much the Board feels the corporation owes for expenses associated with the fan. **Gerald to report at July meeting.**

7/ Barry reported that he had contacted Daebonn Metal Works regarding a more specific timeline for the enclosure of the rear parkade. The project is expected to be completed in late August. **Barry to report progress of installation at successive meetings.**

8/ Gerald reported that he had Chinook Glass attend to his patio doors with significant success. Moved by Chris, seconded by Erik that owners be given the voluntary option to have Chinook Glass attend to their own minor repairs on patio doors and that owners should be notified by newsletter: carried. **Gerald to produce newsletter and serve as project vetting contact for owners on behalf of the Board.**

9/ Gerald reported that the new elevator button panel should be installed before the end of the month and that the Board should remind the elevator company about the installation of an emergency line that connects directly to the company from the cab of the elevator. **Barry to remind Alltech Elevators to install that emergency line and to contact Telus to create the new line.**

10/ Barry reported that a new garbage bin has been ordered and should arrive shortly.

11/ Gerald noted that new mats were recently put in the lobby although the Board had directed them to be removed for the summer. Barry noted that this had been requested. **Barry to follow up on original request to phase out lobby mats.**

12/ Gerald reported that although the Board, through Barry, has officially requested Unit 706 cleanup its associated underground parking spot, the spot has not been effectively cleaned. **Barry to call the owner directly to request a more thorough cleanup.**

13/ Gerald reported that the stainless steel trim for the elevator should be installed shortly. **No further action required.**

New Business

1/ The Board discussed that the grass has not been cut at an appropriate frequency. Moved by Harland, seconded by Chris that Barry contact Oracle Landscaping and request an increase in the frequency of mowing as required by the length of grass: carried. **Barry to follow up.**

2/ Chris raise that the City of Calgary has a program reimbursing individuals for planting new trees (\$100) and that this could be used to replace the tree in the south east corner near the flower bed. **The issue was tabled for future discussion.**

The meeting adjourned at 8:50 p.m. The next meeting of the Board of Directors is scheduled for Thursday, July 21, 2005 at 7:00 p.m.