

**Minutes of the Annual General Meeting
Darlington Arms Condominium Corporation
16 October 2008**

Held in the lobby, Darlington Arms Condos, 317 – 14 Ave SW Calgary

Call to order and naming a chair:

The meeting was called to order at 9 p.m. It was agreed that Gerald Rotering be Chair of the meeting.

Call of roll and certifying proxies:

Ten owners attended in person, being owners of 15 suites, and two suite owners gave their proxy to Gerald. Represented in person were suites 302, 304, 305, 306, 402, 404, 405, 406, 501, 602, 604, 701, 703, 704 and 705. The two proxy attendees were suites 203 and 402. Total attendance was 17 of 40€ suites, or 42.5%, well over the 25% requirement.

Moved by Tony Grimes, seconded by Krista Robertson that there being more than 25% quorum of suites represented in person and by proxy, that we are properly convened; carried.

Approval of last year's AGM minutes:

Moved by Tony Grimes, seconded by Krista Robertson, that the minutes of the Annual General Meeting held on 18 October 2007 be adopted as presented; carried.

President's report:

Past-year President Gerald Rotering gave his report (attached).

Tony Grimes moved, seconded by David Kelly that the report be accepted and included as part of the minutes of the AGM; carried.

Auditor's Report and Financial Report:

Moved by Tony Grimes, seconded by Glenn Buye to adopt the auditor's financial reports for the year ending June 30/08. Accepted and approved.

Election of the Board of Directors for 2008/09:

The following owners stood for election by nomination and accepted their nominations:

Tony Grimes of #406
Erik Ross of #701
David Kelly of #405
Krista Robertson of #704
Gerald Rotering of #703
Barb Bentley of, #306
Lindsey Sochaski of #305

Nominations closed and Chair Gerald declared those nominated to be elected by acclamation.

Other discussion:

- Roof work is being done by contractor Joseph Sponar.
- Exterior window cleaning was completed today.
- Dumpster pick-up is reduced to twice per week as three pick ups are not necessary in cold months. Cleaning staff and CRESI will monitor the need for more frequent “lifts”.
- Discussion arose on the Chair’s report, item #12, regarding turning off bathroom ventilation for February to save on electricity and heating costs. Gerald assured that the one-month trial that the Board voted to try can be ended if any odour or condensation issues come up.
- Discussion arose about the status of renovations of buildings across the street. They are thought to be in bankruptcy.
- The luxury Centuria on the Park Condos will be moving ahead with construction on Second Street, employing a floating foundation due to water-table issues.
- APEX Developments building the Union Square towers hopes to proceed with construction on tower two once the City approves the planned street-level commercial uses.

New items from meeting:

- Erik Ross of #701 suggested having a refuse large-item pick-up day once or twice per year. The Board will discuss that further.
- Russ Kuksin of suite 404 suggested buying solar panels for the roof to reduce electricity costs for the building. Gerald of #703 said that a technically easier option is to pre-warm water using coils on the roof or south wall, prior to water going into the boilers to save energy. The Board is to discuss these options.

Moved by Barb Bentley, seconded by Tony Grimes, to adjourn the meet at 19:45; carried.

Chair's report to the 2008 annual general meeting, Darlington Arms Condominium Corporation

Our corporation has run smoothly for another year, with various maintenance projects accomplished, so that our building is looking good and maintaining its value. Here are some highlights.

1. Contributions to Reserve have increased, so we're putting away just less than \$4,000 per month for capital items. This has allowed us to do projects without much impact on the balance in the Reserve Account, which floats at almost \$100,000.
2. Our operations are in "in the black", with our 3% increased monthly contributions balanced by increased energy and other operating expenses.
3. The owners of our building are particularly good about staying up-to-date with monthly contributions. We've had virtually no accounts receivable in recent years.
4. Hallway carpets were replaced this year, the 10th anniversary of our building's incorporation and since the conversion renovations. The new carpet looks more modern and better matches the building's green paint theme.
5. Our fire alarm system was replaced 13 months ago, including a new panel at the entry that identifies where an alarm was triggered. There are new louder bells with new strobe lights in the hallways. We have investigated the need for new stairwell and hallways backup lighting, and have confirmed that our current backup generator is acceptable and running well, so we will not need to spend money on a battery-pack exit lighting system, although we've installed some in the basement storage areas and hallway.
6. Money was saved this spring when volunteers swept up winter sand from the east driveway, the rear parking area and from our parking garage.
7. As I cleaned windows in my five suites this spring I also replaced all the weather strips, and suggested to our Board that we do this for all windows to reduce drafts, conserve heat, and to clean up the insides of the glass surfaces. We hired my son to do half a dozen more suites, and we'll see how much difference this makes over the winter. Next summer should see further suite windows cleaned and relined with weather strip, depending on a capable person being available to do the work.
8. We've adapted the garbage chute to reduce noise, and continue to ask all residents to be considerate on refuse issues. 'No kitty litter or pizza cartons, and after long weekends check to see if the bin is full before tossing more down the chute. Our informal "free corner" sees truly useful items adopted by others, but if something is not taken quickly, we remain responsible for its disposal.

9. A lawyer is working to prepare new and more modern Bylaws for our building. You've heard this before, I know, but this time I really hope we'll soon have Bylaws for you to consider and vote to adopt. They'll include our most important "house rules", such as the ban on dogs living in or visiting the building, and schedules to show which surface parking stalls and assigned lockers go with which suites.
10. Just this week we've had our contractor Josef washing exterior windows that residents can't reach from their balconies, and doing some roof patching work. His meticulous service has been valuable to our building, giving us quality repairs and maintenance at a reasonable price, and creating access to a variety of pipes that were previously hard to reach.
11. As always, we note that Joyce of #205 continues her efforts to keep our gardens looking good, and since she has that under control I put in some time on picking up refuse and trimming overgrowth on adjacent properties.
12. In an experiment to save energy, we're going to turn off our bathroom ventilator fans for a month on February first. These six fans draw electricity 24/7, and also pull a lot of expensively-warmed air out of our building. We may find that the positive air pressure from the hallways make-up air furnace is adequate to ventilate the building over the winter. If you find odours or humidity building up, though, let me know. The experiment can be ended at any time.

-Gerald Rotering, Board Chair,
October, 2007 through October 16/2008