

**Minutes of the Board Meeting  
Darlington Arms Condominium Corporation  
16 September 2010  
Held at #703, Darlington Arms Condos**

**Attendance:**

Gerald Rotering of 703, David Kelly of 405, Veronika Erceg of 604, Greg Greekas of 501 and Erik Ross of 701.

**Call to Order:**

Gerald called the meeting to order at 7:15 p.m.

**Manager's report and financials:**

Cash: \$20,325, less \$5,500 damage deposits from suites rented out.

Reserve: \$179,031

**New Business:**

- The board adopted the updated Guidebook and House Rules; MOVED by David, SECONDED by Greg; CARRIED. Action: Gerald will be photocopying the new Guidebook and will distribute it in-house and to off-site owners, have it posted to our web site, and provide 10 copies to our property manager to give a copy to buyers into our building in coming years.
- Gerald reported to the Board of a drain backup via the kitchen sink in suite 104, causing damage to flooring. The suite owner(s) will contact Lori in regards to cleaning and repairs. Gerald will consult with A-Adelard Plumbing about regular cleaning of our building's drain lines in future.
- Gerald recommended that the back parking lot be seal coated in the spring, as the existing coating has partly worn off. Action: Gerald will obtain quotes and bring them forward in spring for a final decision.
- The board decided that owners will be reimbursed up to \$180 for the cost for changing the electrical supply to their washer/dryer if that owner upgrades their stacked washer and dryer to the newer-style "all in one" non-vented machine. Non-vented (drying by condensation) washer/dryers require a 120V supply rather than 220V. Gerald will add this to the updated Guidebook; MOVED by Veronika, SECONDED by Greg; CARRIED.
- Erik will proceed with hanging his framed black-and-white photos in the lobby.
- Directors ratified a 8 September 2010 e-mail vote to remove the caveat on title of a suite that Manager Lori Pinter tells us has paid its arrears to our condo corporation; MOVED by David, SECONDED by Veronika: That Property Manager Lori Pinter have authority to sign on behalf of the Darlington Arms Condo Corporation the documents necessary to remove the caveat currently registered on the title of suite #(undisclosed for the owners' privacy), 317 Fourteenth Avenue, SW, Calgary; CARRIED.
- The Board agreed to repair the lobby carpet near the suite doors by removing the underlay, re-laying the carpet, and stitching the frayed seam; MOVED by Greg, SECONDED by Erik; CARRIED. Action: Gerald will contract with a carpet company for this.

The meeting adjourned at 8:10 p.m. The next meeting of the Board of Directors is scheduled for Thursday, 21 October, 2010 in the lobby, immediately following the 2010 AGM meeting.

-----