

**Minutes of the Annual General Meeting
Darlington Arms Condominium Corporation
21 October 2010**

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 7:15 p.m. Moved by Tony Grimes, seconded by Russ Kuksin that Gerald Rotering Chair the annual meeting; carried.

Confirmation that notice was properly issued:

Moved by Tony Grimes, seconded by Greg Greekas that notice of the annual general meeting was properly delivered to owners; carried.

Confirmation of quorum to hold the annual meeting:

Owners of 13 suites attended in person and four suite owners gave their proxy to Gerald. Total attendance was thus 16 of 40 suites, or 40%, well over the 25% required for quorum.

Moved by Tony Grimes and seconded by that there being more than 25% of suites represented in person and by proxies--hereby certified--that we are properly convened; carried.

Approval of last year's AGM minutes:

Moved by Tony Grimes and seconded by Joyce Rawthorne that the minutes of the Annual General Meeting held on 15 October 2009 be adopted as presented; carried.

President's report:

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

Moved by Russ Kuksin and seconded by Tony Grimes that the report be received and included as part of the minutes of this annual meeting; carried.

Auditor's Report and Financial Report:

Gerald summarized a recent conversation with our auditor regarding his ability to detect any irregularity and regarding the cost of his services, and Gerald's satisfaction with the answers received. The audited statements for the year ending June 30, 2010 were in hand, as they were distributed with notice for this meeting. Moved by Doug Ryan and seconded by Tony Grimes that we receive the auditor's financial report for the year ending June 30/10; carried.

Questions from the floor, combined with new business:

*Joyce Rawthorne asked that cleaning of both stairwells be added to the janitorial contract or that if it's already part of the contract that the janitors perform the work.

*Discussion was held about the elevator and the eventual need to replace its mechanical systems, which at this point are working well.

*The east-side pavement's deterioration was discussed, and we reviewed that project's cost and the need for storm drainage and the options for concrete vs self-draining brick.

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Election of the Board of Directors for 2010/11:

The following owners were nominated and were willing to stand, and thus were declared by Gerald to be elected by acclamation:

Rostislav ("Russ") Kuksin of #404
Tony Grimes of #406
Erik Ross of #701
David Kelly of #405
Veronika Erceg of #604
Gerald Rotering of #703
Greg Greekas of #501

There being seven Board volunteers, it was moved by Erik Ross and seconded by Tony Grimes that the Board of Directors consist of seven for the coming year; carried.

At 8:10 p.m. it was moved by Tony Grimes, seconded by Veronika Erceg that the annual meeting adjourn: carried. Directors were asked to stay for a brief meeting of the new Board to name table officers for the new year.

See page three for President's Report

Darlington Arms Condos—Chair's report to AGM of October 2010

The past year has been fairly quiet, with the building mechanicals operating well. Here's a summary of activities.

- Condo contributions were left unchanged for our budget year beginning July 1, 2010. The Board felt an increase was unnecessary because we have enough operating cash to pay the bills and because our Reserve Fund continues to grow. As of September 31 our Reserve had reached \$182,500.
- Abandoned bicycles were removed from our bike rooms, and we might have to do that every couple of years, as some of those moving away leave their bikes behind. Please keep your name and suite number—maybe even a phone number—on your bicycles.
- Our management firm was bought by Gateway Property Management, so the new contact information has been posted in the mail room, our Guidebook was updated, and that book was distributed to all owners.
- The Board has ended the policy of paying to install laundry plumbing shutoffs and replaced it with a policy that our building will pay the cost of electrical adaptation necessary to replace your stacking laundry set with all-in-one laundry equipment that does not use hot air to dry clothes. The limit on that subsidy is \$180, and the expense is usually less than that. The change to an all-in-one machine allows access to plumbing shut off taps, frees up half the space taken by a stacking laundry set, and meets the Building Code by eliminating hot-air exhaust into suites.
- We hoped to have all of our building's balcony railings scraped and painted this year, but the contractor we trust to do it right and for a reasonable price didn't have time, so perhaps next year. On other maintenance, we plan to renew the sealcoat tar topping on the back parking surface in the spring, so will need all cars to park elsewhere for four days; lots of notice will be given. We replaced a leaky section of hot-water recirculation line on the sixth floor some months back, and put it inside a sleeve tube so that it can be replaced in future without cutting open any walls. We had some water back up into a ground-floor suite recently, so sewer line flushing has been added to our plumber's duties to prevent that in future. Replacing the elevator's mechanical systems is scheduled for a year from now, but it's operating so well that I'm tempted to suggest that we put it off. The roof has been maintained and looks healthy.
- Our gardens have looked great this year. Our thanks go again to Joyce, who maintains them as a volunteer; well done! Thanks as well to Tony—now assisted by Russ—who maintain the intercom buzzer codes and information sheet. And Russ will at year's end delete from our entry and elevator fob readers the code numbers for fobs that haven't been used during 2010. If you have a spare fob, please use it once so that he'll know it's still needed and active.

Gerald Rotering, Chair through October 2010