

Darlington Arms, Condominium Corporation #9811439
Established 15 May, 1998
Forty condo homes under one roof at 317 Fourteenth Ave, SW, Calgary

Minutes of the Annual General Meeting
21 October 2004 at 7 p.m.
Held in the lobby, Darlington Arms Condominiums

Call to Order

Gerald Rotering, #703, being President of the outgoing Board of Directors of the corporation took the chair and called the meeting to order at 7:05 p.m.

Appointment of the Chair

Moved by Harland, #306

Seconded by Salim, #503

That Gerald be appointed as Chair of the meeting. **Motion carried.**

Calling of Roll and Certifying of Proxies

Property Manager Shantelle Farrelle, CDCL Real Estate Management, declared that greater than 25% of the condo ownership was either present or represented by proxies. Attendance at the meeting was 50% of all suites, represented as follows:

Attending in person were suites 102, 205, 301, 302, 304, 305, 306, 405, 503, 602, 604, 605 and 703, equaling 13 suites. Attending by proxy were suites 201, 203, 402, 505, 601, 603 and 705 equaling seven suites. Total representation was 20 suites of 40, or 50% attendance.

Moved by Mark, #605

Seconded by Harland, #306

That the proxies be certified and that quorum has been met. **Motion carried.**

Proof of Notice of Meeting

Shantelle said that the notice of meeting was properly distributed 30 days before the annual general meeting.

Moved by Eric, #301

Seconded by Chris, #405

That the proof of notice of meeting be approved. **Motion carried.**

Approval of the Minutes of Meeting of October 16, 2003

Moved by Glen, #302

Seconded by Salim, #503

That the 2003 AGM minutes be approved. **Motion carried.**

President's Report

Gerald summarized the Board's initiatives of the past year. His report is attached.

Moved by Harland, #306

Seconded by Glen, #302

That the President's report be received by the owners. **Motion carried.**

Financial Report

The Audited Financial Statement as of June 30, 2004 was presented. Gerald briefly commented on Note 5(b) "Adequacy of Reserve for Major Repair and Replacements" to mention that this note had been changed at the direction of the Board to reflect the positive position of the current Reserve Fund. He opened the floor for discussion of the Statement, but there were no further comments from the owners.

Moved by Daorcey, #102

Seconded by Joyce, #205

That the Audited Financial Statements as of June 30, 2004 be adopted. **Motion carried.**

Election of Board of Directors

The floor was opened for nominations for the 2004/2005 Board of Directors. Seven owners were nominated:

Gerald Rotering, #703

Harland Bell, #306

Salim Amlani, #503 (declined)

Mark Schaefer, #605

Chris Murray, #405

Erik Ross, #301

Daorcey Le Bray, #102

The by-laws allow for a maximum of seven directors. Given that only six owners stood for election, there was discussion about capping the director positions at six or leaving one position open for a seventh director.

Moved by Harland, #306

Seconded by Mark, #605

That the six nominees be acclaimed to their positions and that the Board consist of six for the 2004/2005 year. **Motion defeated**

Moved by Harland, #306

Seconded by Chris, #405

That the six nominees be acclaimed to their positions and that the Board consist of seven, leaving a position open to be filled by Board appointment. **Motion carried**

New Business

The current house rule banning dogs in the building was discussed by the owners.

Moved by Chris, #405

Seconded by Mark, #605

That this annual general meeting resolves that the Board be directed not to permit any dog to live at the Darlington Arms Condominiums during the Board's term of office. **Motion carried unanimously**

Joyce of #205 asked for discussion about the problem of residents not completely pushing their garbage down the chute therefore leaving the garbage to be pushed down by other residents. Others agreed that this is an issue of tidiness and odour. The Board was directed to include this concern in the minutes and to remind residents about the problem in a future newsletter.

Adjournment

Moved by Veronica, #604

Seconded by Bob, #305

That the meeting be adjourned at 7:53 p.m. **Motion carried unanimously**

(attached: President's Report)

President's Report

Our corporation ran smoothly this past year, and numerous projects were accomplished. We are operating with a positive cash flow, even though condo fees were not raised for the 2004—05 budget year. The Board's willingness to raise fees a few years ago to the current level has funded what needed to be done, and we're even running a little ahead of the work projected by our reserve-fund study.

On the maintenance side, here is a list of things accomplished during the past year:

- All brick mortar that was wearing has been replaced on all four faces of the building.
- All windows and doors had the old caulking chipped out last year, and re-caulking was completed this past summer.
- A year ago we installed extended flashing along 60 feet of our roof overhang, shedding water away from our brick walls.
- Roof maintenance was done that should buy us several years of extended life. We'll try to do this patching every couple of years and see how many decades we can get from the roof installed in 1998.
- Our second domestic hot water heater was replaced, so we now have two new water heaters and two new heating boilers. Everything in our boiler room is near new except the furnace and blower that ventilate and heat our hallways. We've also created proper drainage in the boiler room, and increased the combustion air supply so our four gas-fired appliances work more efficiently.
- Various locks and automatic door closers were further upgraded to ensure that all building and parkade doors close and lock securely when released. The east-side garbage room glass doors were replaced with solid metal doors.
- Five new lockers were built in common-property space, and they've been leased to five suite owners on a cost-recovery basis. That's a total of nine we've now provided, beyond the titled lockers.
- Director Erik of suite #301 personally re-lettered our canopy, so it looks like new.
- We developed and adopted our Guidebook and House Rules, so all owners and tenants have a handy reference manual. This policy manual also gives a mandate to our Manager to pursue overdue condo fee accounts without turning to the Board for direction each month.
- We have implemented a web site: www.DarlingtonArmsCondos.com, which may be the most complete such site in all of Canada. If there's better on the web, I can't find it. Owners might want to pick up next week's issue of the Calgary Condo Guide magazine, which will run my column recommending such in-house condo web sites, and using ours as an example. Thanks to Board Vice-Chair Mark of #605 for assembling the web site.
- The most minor things can be the hardest to see done consistently, and one of those is updating our intercom and resident list at the front door. Thanks to Director Harland of #306 for continuing to program in new names and phone numbers---it's a great convenience. Another such example would be flower beds. Thanks to Joyce of #205 for working with a small budget and creating vibrant gardens for us---well done.

Our building is running well mechanically, financially and politically.