

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
21 July 2005**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703

Daorcey LeBray, #102

Chris Murray, #405

Harland Bell, #306

Erik Ross, #301

Jennifer Medlock, #305

Absent:

Mark Schaefer, #605

Barry Mackleberg, Property Manager, Consolidated Real Estate Services Inc

Call to Order/Quorum Established

Chair Gerald called the meeting to order at 7:25 p.m. Quorum was established with six of seven directors in attendance.

Approval of the Minutes of Meeting held 21 April 2005

Moved by Chris, seconded by Eric that the minutes of the June meeting be adopted as recorded: carried after some discussion.

Financial Report

Operating cash stands at \$18,235 and the reserve-fund account stands at \$73,627. Operations are on budget and it is noted that Darlington Arms is financially healthy. Brief discussion on the financial and management report which was accepted by the Board as presented.

Old Business:

1/ The rear parking-area gate was removed, but power box remains. **Barry to ask Daebonn Metal Works to also remove the old mechanical box and to caulk the holes in the building's brick east wall, left from the removal of the old gate.**

2/ Viking Electric has fixed two minor issues with the elevator's electrical supply, and one exterior light. It was noted that some further jobs were not completed. **Barry to ask Viking Electric to return to screen the boilers' external thermostat from morning sun, and replace the southwest exterior light bulb, as requested at previous Board meetings.**

3/ The Board discussed the quote received from Prestige Landscaping for changes to the west side of the property.

Moved by Chris, seconded by Harland that a more detailed quote be requested from Prestige Landscaping and that Gerald and Chris be authorized to spend up to \$2,000 on landscaping project: carried. **Barry to contact Prestige, and Gerald and Chris to authorize.**

New Business:

1/ Gerald noted that the lobby no longer has any mats. The Board discussed why these may be gone. **Barry requested to contact mat supplier to see if they were all removed.**

2/ Chris brought up the possibility of installing a glass security window in the lower lobby to allow for easy visual inspection of the parkade. This was discussed, including the possibility of installing a peep-hole to solve the problem. The Board decided to explore this installation during a future replacement of the lower lobby door. **No action required.**

3/ Daorcey noted that some of the window screens on the west and north sides of the buildings were either torn or falling out. Moved by Daorcey, seconded by Harland that Barry have the Consolidated on-staff repair man replace all torn screens on the main floor of the building: carried. **Barry to have work done.**

4/ The Board noted that the next Darlington Arms Annual General Meeting is scheduled for Thursday, October 20, 2005. There was some discussion by the Board about raising a resolution to direct owners to install low-flow shower nozzles in all suites. **No action taken.**

5/ Moved by Harland, seconded by Chris to cancel the August 18, 2005 Board Meeting due to expected low attendance: carried.

The meeting adjourned at 8:30 p.m. The next meeting of the Board of Directors is scheduled for Thursday, September 15, 2005 at 7:00 p.m.