

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
15 December 2005**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey LeBray, #102
Chris Murray, #405
Harland Bell, #306
Erik Ross, #301
Mark Schaefer, #605
Krista Read, #704

Barry Mackleberg, Property Manager, Consolidated Real Estate Services Inc

Call to Order/Quorum Established

Chair, Gerald, called the meeting to order at 7:07 p.m. Quorum was established with six of six directors in attendance.

Appointment of Director

Moved by Harland, seconded by Daorcey that Krista Read be appointed to the Board: carried.

Old Business and Maintenance Report:

1/ We have had more instances of vagrants sleeping in the main floor garbage room. Police recommend residents immediately call the police when vagrants are noticed in the building. Barry reports that a new lock has been installed on the garbage room door; the garbage company had lost their key.

2/ Barry reports that a door closer and sound deadening material has been installed on the surface parking man gate.

3/ Barry helped to clarify the companies responsible for maintenance of the surface parking gate. Nose Creek Electrical is responsible for fixing the mechanical car door and Daebonn Metalworks is responsible for fixing any structural elements of the gate and fencing.

4/ The emergency phone is now connected and working in the elevator. Stainless steal trim installation is still pending. Gerald notes that the elevator is working well considering its age.

5/ The CO2 detector in the underground parking area has been fixed.

6/ Barry brought to the Board a quote from ARPI Industries to install a garbage chute door. Moved by Krista, seconded by Chris that a garbage chute door be installed as per the quote received by ARPI Industries: carried.
Barry to follow up on installation.

7/ Gerald reports that he has been emptying the building laundry machines and recently deposited \$473 to the corporation's account.

New Business

1/ Chris brought up discussion on cleaning the ductwork in the building to reduce dust in the building. Other Board members responded that dust might be more of a function of Calgary living rather than dust collection in the ductwork. No decision was pursued.

2/ Moved by Harland, seconded by Chris that Barry pursue a quote for concrete resurfacing and drainage system on the surface parkade entrance *and* for the removal of flower bed bricks and replacement with a proper curb: carried.

3/ Barry alerts the Board that Phelps Laundry will install new laundry machines at no cost to the corporation.

The Board directs Barry to request the new machines.

4/ Harland reminds the Board of a previous discussion on recycling facilities for the building. The Board concludes that the creation of recycling facilities should be discussed once the City of Calgary has confirmed plans for mandatory recycling.

5/ Moved by Daorcey, seconded by Krista that the Board initiate a mailroom recycling green-box program, which Daorcey volunteered to empty as required: carried.

7/ Gerald notes the need for a temperature gauge to be installed in the heating pipes under units #103 and #104.

Barry directed to follow up on this request.

8/ Daorcey notes an owner request that new mats to be installed in the main entrance to deal snow during the winter months. The Board decides to rent four mats for the main entrance lobby while the current mat be moved to the lower lobby.

The meeting adjourned at 8:30 p.m. The next meeting of the Board of Directors is scheduled for Thursday, January 19, 2006 at 7:00 p.m. in suite 703.