

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
16 March 2006**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey LeBray, #102
Chris Murray, #405
Harland Bell, #306
Mark Schaefer, #605
Krista Read, #704
Jennifer Medlock, #305

Barry Mackleberg, Property Manager, Consolidated Real Estate Services Inc.

Absent (initially)

Erik Ross, #301

Call to Order/Quorum Established

Chair Gerald called the meeting to order at 7:05 p.m. Quorum was established with six of seven directors in attendance.

Director Mark Schaefer presented his resignation to the Board due to the sale of his suite in the building. He will continue his web-related contract for the coming year.

Moved by Harland, seconded by Chris that the Board accept Mark's resignation and to appoints Jen Medlock to the Board to fill his position: carried.

Finance Report:

1/ Barry recommends that the Board consider a financial product through CIBC Wood Gundy that may give a better interest rate for the Reserve Fund. The Board requests **Barry to bring more details about this to the next meeting**.

2/ Moved by Jen, seconded by Chris to create an Operating Reserve line in the budget, with \$10,000 of operating cash to be moved to that heading from the current line of Owner's Equity: carried. **Barry to manage this change through CRESI.**

3/ The Board discussed the need to raise condo fees by 2%. The Board agreed that there were too few facts to justify an increase at this time.

Old Business:

1/ Resulting from the previous meeting: Gerald wrote a letter authorizing Calgary Police to enter the Darlington Arms and evict loiterers and a copy was posted in the mail room.

2/ Resulting from the previous meeting: Barry reported that the garbage room door weather stripping was trimmed back so the man door closes fully.

3/ Resulting from previous meeting: the garbage chute now has a door that can be closed when the bin is being dumped and the chute is properly anchored to the ceiling of the garbage room.

4/ Contractor Joseph Sponiar has completed waterproofing for the #706 balcony and hardwood floor repairs in #706, #704, #705 and #102. He also repaired water damage to the lobby from flooding in #202. Barry is waiting for a bill from the contractor before billing #202 for repairs required due to that flooding.

5/ The intercom has been disabled from 11pm to 7am daily. The final cost for this change has not been confirmed.

6/ Only one water softener quote was received following Barry's requests for quotes. The quoted price was for \$18,654 (including GST). A softener is expected to reduce wear on the water tank. The Board will wait for a second quote before further discussion on this issue.

7/ Only one quote for concrete paving was received to date and the Board would like to see a comparison of quotes before moving forward with this project. Moved by Harland, seconded by Chris that the Board resolve to focus on new concrete for the east-side driveway rather than the west side ramp *and* that the Board allot up to \$1,000 to hire an engineer to draw up the appropriate specifications for non-structural concrete paving on the east side *and* authorize Barry to request formal bids based on those specifications: carried. **Barry to hire engineer and request formal bids.**

8/ Gerald renewed his request to improve water drainage in the basement. Moved by Jen, seconded by Harland that the Board hire Joseph Sponiar to cut a 3' by 3' hole in the basement water meter room: carried. **Gerald and Barry to work with the contractor to manage this project.**

9/ Gerald recommends placing signs in each hallway to encourage silence in common areas. Moved by Daorcey, seconded by Chris that 10 signs be made up to a cost of \$200 that say "Quite please! In hallways and lobby": carried. **Gerald to manage sign making and posting.**

10/ The elevator stainless steel trim has not yet been installed, but Barry reports that Joseph Sponiar will have this completed before the next monthly Board meeting.

New Business

1/ A noise complaint against #701 was made during the early hours of February 26, 2006. Gerald and others were woken by the noise of a poker game at 3:30am and a request for quite was not acknowledged. A written complaint has since been received from #601. Gerald wrote to #701 requesting that he stop entertaining at such late hours. Moved by Harland, seconded by Jen that the Board declare that the late entertaining and noise incident at #701 be deemed unacceptable and a breach of the bylaws: carried.

2/ Gerald notes that roof maintenance will be needed this spring. Moved by Chris, seconded by Harland that the Board authorize Barry to work with PDQ roofing to spend up to \$5,000 for patch work: carried. **Barry to manage this project.**

3/ Directors have noticed that snow removal needs to be extended south on the east side driveway so that snow buildup does not hamper the operation of the new powered car gate. Moved by Daorcey, seconded by Jen that

Barry expand the current snow-removal contract to include snow removal, by hand, around the man door and car gate on the east side: carried. **Barry to follow up.**

4/ Daorcey notes that the main lobby windows are regularly left open, creating a security and heating/energy consumption concern. Moved by Harland, seconded by Daorcey that the Board direct Barry to pursue installing window locks on the main lobby windows: carried. **Barry to follow up.**

5/ Harland noted that the second-floor stairwell door is not closing properly and should receive maintenance. **Barry to follow up.**

The meeting adjourned at 8:20 p.m. The next meeting of the Board of Directors is scheduled for Thursday, April 20, 2006 at 7:00 p.m. in suite 703.