

**Minutes of the Annual General Meeting
Darlington Arms Condominium Corporation
19 October 2006**

Held in the lobby, Darlington Arms Condos, 317-14th Ave SW Calgary

Call to Order

Meeting was called to order at 1900 hrs.

Appointment of the Chair for the Meeting

Moved by Daorcey Le Bray, seconded by Barb Bentley that Gerald Rotering be appointed as Chair of the meeting: carried.

Call of Roll and Certifying Proxies

Moved by Veronika Erceg, seconded by Jen McCullaugh that there being a majority of units represented by proxy and in person a quorum is established as per the bylaws: carried.

Approval of the Prior Meeting Minutes

Moved by Tony Grimes, seconded by Jen McCullaugh that the minutes of the Annual General Meeting held on October 20, 2005 be approved as presented: carried.

President's Report

Gerald Rotering presented his President's Report for the prior year.

Moved by Daorcey Le Bray, seconded by Glenn Buye that the report be accepted and included as part of the minutes of the AGM: carried.

Financial Report

Barry Mackleberg, Property Manager, Consolidated Real Estate Services Inc, presented the Audited Financial Statements for the year ended June 30, 2006 prepared by Lawrence A. Lim, Chartered Accountant. There were no questions from the membership.

Moved by Jen McCullaugh, seconded by Chris Murray, that the Audited Financial Statements be accepted as presented: carried.

Election of the Board of Directors

The following owners stood for election by nomination and accepted their nominations:

Krista Robertson, #704

Tony Grimes, #406 (who will be an Alternate Director with no vote when all Directors in attendance)

Barb Bentley, #306

Daorcey Le Bray, #102

Jen McCullaugh, #305

Chris Murray, #405

Gerald Rotering, #703

Veronika Erceg, #604

Nominations were called three times. All positions were acclaimed.

New Business:

1/ Barb Bentley asked if the gate to the rear parking lot could close faster. The outgoing Board explained that the gate closes slowly to ensure it does not accidentally close on a vehicle or person.

2/ Tony Grimes asked about liability insurance for the corporation. It was explained that the corporation has \$2 million liability coverage as well as \$2 million liability for Directors of the Board.

3/ Jack Blumink requested repair of his patio screen door. **Barry Mackleberg undertook to have repairs done.**

4/ Barb Bentley asked if there were more storage lockers to be created in the building. The outgoing Board responded that they are currently unsure of spaces for new storage lockers but that the incoming Board would do research into future options.

5/ Discussion was held on the cleaning of the rear parking lot. **Barry Mackleberg will ask our lawn contractor to sweep up the rear parking lot.**

6/ Tony Grimes asked about phone book recycling. The outgoing Board encourages individuals to recycle their own phone books at City of Calgary paper recycling locations.

Adjournment

Moved by Daorcey Lebray, seconded by Chris Murray that the meeting be adjourned at 1955 hrs: carried.

Board Chair Gerald Rotering's report
to the 2006 annual general meeting
Darlington Arms Condominium Corporation

The past year can be summed up with a few words: good maintenance, rising property values and major new construction in the neighbourhood.

Mechanically our building is running very well. We entered into a maintenance contract with Aadelard Plumbing and Heating for our mechanical systems, so our boilers, water heaters, hallway air furnace, water lines and drains are all being serviced regularly. We had some pin-hole leaks in domestic hot-water lines during 2006, but all were quickly repaired with upgraded piping, and minor water damage to suites has been repaired.

When these repairs have been done the causes of those leaks has been eliminated, such as separating the new pipe away from concrete that it previously touched and might have scraped against. As well, we've installed numerous access panels and two large panels on the fifth and sixth floors, so that future access to find and locate any pipe will be very easy.

A maintenance contract has also been signed with Creative Doors to inspect and service our surface parking gate and the parkade overhead door every month. Also this past year we've installed a new steel door and frame on stairwells at the second and third floor, with painting of those pending. We'll also be replacing the parkade's emergency exit man door with a new steal door with an automatic door closer and a bar-style door opener. Here in the lobby we'll also soon see a new laundry room door. At various basement and parkade locations we've recently installed battery-pack emergency lights and illuminated "exit" signage.

This past year we also had the exterior walls of our elevator mechanical room on our roof sealed. Staying with our building's exterior, six balconies on the east and west sides, top floors, were painted with a two-part epoxy paint to waterproof them and the adjacent walls, so that minor water pooling in storms will no longer seep under those walls, which used to damage hardwood floors. In the refuse room the garbage chute now has a door that can be closed so that nothing lands on the floor while the bin is being emptied.

On the decorative side we bought a new floral arrangement for the lobby table and put mirrors on hallway walls except for the second floor, where Joyce has already decorated that wall. We also posted permanent signs in the lobby and on every floor reminding owners and guests to keep noise down, as loud voices can wake people in adjacent suites. Refuse pick-up service was increased from twice weekly to three times weekly to avoid bin overflow and summer-time odours.

Not yet accomplished, are the east-side concrete driveway replacement and our engineered reserve fund study update. These projects should be done by or in the spring. It may be that the reserve study will recommend that we save more money for large future projects, such as roofing or window replacement, so we should all be aware that our three-year freeze on condo fees may end in 2007.

As we're all aware, property values in the building have risen dramatically in the past few years. This is also reflected in our building's appraised value for insurance purposes, which used to value the building at \$5 million, but recently came in at \$7.6 million.

Neighbourhood improvements include the closing of the rooming house at 334 on 14th Avenue, which will be renovated into modest office space. Kitty-corner from us Haultain Park is undergoing a major upgrade with new sidewalks, lighting, a playground and new plantings. At the far end of the park work has begun on the parkade and first tower of Union Square Condos, while across First Street S.W. work has begun on Colours Condos, the second project of the Battistella Brothers, who built Chocolate. Across 13th Avenue the parking lot for the recently upgraded Hotel Arts is about to become a three-level commercial and office development. The city has also refused to renew licenses for several night clubs on First Street, so redevelopment of those spaces is likely.

Also planned but not yet started is a project to be called Centuria On The Park Condos, which will rise on 13th Avenue just behind the buildings across the street from us, facing north to the Carnegie Library and east to Haultain Park. This is intended to be a high-end development of 18 storeys and 100 suites, all with large floor areas. The builder was quoted in the Herald as referring to our neighbourhood as, "...a very dignified and historic area of the city." Yes, it's becoming that way, isn't it?

Our Board recently voted to offer owners 50-50 cost sharing if anyone wants to replace their suite's windows and patio slider doors earlier than will be done by our building. We have two or three suites that are missing one of the two panes in a window, but largely our windows and doors are serving adequately, and we may not want to raise and spend the quarter million dollars or more that comprehensive replacement would cost. Now owners that broke a window and want to upgrade right away can split the cost and encouraged to proceed. We'll ask our reserve engineer for his recommendation this winter on what style and quality of windows and slider doors to make out standard.

The www.DarlingtonArmsCondos.com web site continues as possibly the most complete in-house condominium web site in Canada, displaying all of our documents, including the condo plan and even photos of Directors and of our building, right down to our boiler room.

As I do every year, I'll close by pointing out that natural gas is our largest single expense, and we should all limit our use of heat and hot water, which will keep our condo fees as low as possible. Showering can waste a lot of water that is heated at considerable expense. I've again bought a few low-flow shower nozzles with pause buttons, and suites that don't yet have one are asked to take one and install it, which doesn't even require a wrench, although removing your old one might. I'll be glad to do the job for anyone needing a hand.

-Gerald Roterling,
19 October 2006