

**Minutes of the Annual General Meeting
Darlington Arms Condominium Corporation
18 October 2007**

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

Call to Order and naming a Chair:

The meeting was called to order at 1900 hrs. Moved by Tony Grimes, seconded by Krista Robertson that Gerald Rotering be Chair of the meeting: carried.

Call of roll and certifying proxies.

There was in-person attendance by suites: 406, 405, 704, 306, 301, 205, 703, 501, 602, 304 and 705. By proxy suites: 701, 603, 702, 506, 203, 404 and 102 = 18 of 40 suites or 45% attendance. Moved by David Kelly, seconded by Tony Grimes that there being more than the 25% quorum of suites represented in person and by proxy, that we are properly convened: carried.

Approval of the previous meeting minutes

Moved by David Kelly, seconded by Tony Grimes that the minutes of the Annual General Meeting held on 19 October 2006 be adopted as presented: carried.

President's report

Past-year President Gerald Rotering presented his report (attached).

Moved by Tony Grimes, seconded by Erik Ross that the report be accepted and included as part of the minutes of the AGM: carried.

Financial report

Barry Meckelberg, Property Manager, Consolidated Real Estate Services Inc., presented the Audited Financial Statements for the year ended June 30, 2007 prepared by Lawrence A. Lim, Chartered Accountant. There were no questions from the membership.

Moved by Joyce, seconded by Barb Bentley, 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:

Tony Grimes, #406

Erik Ross, #301

Gerald Rotering, #703

Krista Robertson, #704

David Kelly, #405

Moved by Tony Grimes, seconded by David Kelly that for the coming year the board consist of six positions with these five acclaimed at this time and one to be appointed by the board: carried.

New business:

Moved by Erik Ross, seconded by Tony Grimes “That dogs once again be allowed to live in and visit in the Darlington Arms Condominiums building”: defeated unanimously.

Moved by Barb Bentley, seconded by David Kelly “That the incoming Board obtain quotes for the replacement of all original exterior windows and doors and plan for this upgrade of our building within two years, to be funded by a special assessment on all owners”: defeated unanimously. (The reserve-fund study had estimated this project to cost \$408,000.)

Moved by Gerald Rotering, seconded by Tony Grimes that the meeting be adjourned at 20:37: Carried.

President’s report for the past year:

Condo contributions increase was the big news of 2006—2007. We did 20% on July 1 after having held the line for four years. That allowed us to increase contributions to **reserve** by 64%.

Reserve-fund study was made final in May after considerable editing. The Board found it to recommend unreasonably expensive improvements to our property, and made unnecessarily dramatic comments about the building. We simply do not agree that we need to save to rebuild the parkade, nor that we must immediately replace all our windows and doors.

Reserve-recommended work was undertaken, however. We set to work on affordable improvements, and some work is yet to be done. A summary of essential and other work this past year:

- Concrete ceiling beams in the parkade were repaired and painted.
- A large access area was created in the parkade ceiling to repair water damage and create easy access to pipes in future. Further ceiling redecoration was then done.
- All lighting in the parkade was replaced and new ventilation was created.
- Gaps in the wall between the parkade and the boiler room were concrete patched.
- The lower lobby was painted, as were stairs up two floors, and new lighting added.
- Boiler room’s combustion air supply cowling was replaced, almost doubling the intake.
- Taps in the boiler room and for garden watering had vacuum breakers added.
- Boiler room ceiling tiles were reattached.
- The parkade ramp walls were painted, as was west-side black fencing.
- The fire alarm panel system was replaced, so now the panel identifies every detector location, we have louder alarms and strobe lights on every floor.

- Tar topping was painted on the back parking area to preserve the asphalt paving.
- A new and easy-opening emergency east exist door was installed.
- The parkade door went to remote control from the old fob system.
- We built three further lockers and these have all been leased by suite owners.
- The intercom has received a new dedicated phone line, and seems to work well.
- The elevator “fob” controller has been replaced and works, although the indicator light shows the wrong colour. We also added a key switch for next time the “fob” device fails. ‘Pain!!
- We’ve restored use of the old carriage lamps on each side of the entry door, brightening that area and making for a better picture of people at the intercom.
- We worked with Enmax and our electrician and have finally ended a flickering of lights.
- The surface parking car gate issue is repaired and we’ve retained a new contractor.

Still pending work includes the following:

- New battery-pack lighting for all our hallways and for both stairwells, which will replace the natural-gas-fired generator in the boiler room. This is a big job, and our contractor had to scope out standards that should be met, then source the supplies. When outdoor work becomes impossible he’ll spend a week or two here and get this done.
- Exterior brick touch-ups on the front and east exterior walls, then rust-proofing and painting of black fencing, man and car gates.

In neighbourhood news we know that Union Square tower one is rising, and that tower two could soon follow. The Colours tower is out of the ground and Hotel Arts’ commercial building is under way. It appears we will soon be known as First Street Village. The Kahnhoff Foundation building is about to expand, and will build two condo towers along 13th Avenue. Many other projects are planned nearby, such as on Fourth Street just beyond the new health centre.

Centuria On The Park is finished pile driving, thank Heavens, and is excavating. Suites there will run to \$3 million! As well, both small buildings across the street have been bought and one is already seeing some renovation to a higher standard of rental. These are all very good changes.

In summary our small building is in an improving neighbourhood with rising values. We have practiced first-class maintenance and raised the standard of our building’s operation year by year. There are still decorative things we’d like to do, such as paint the lobby, and create new concrete and drainage on the east side. We should feel secure, comfortable and wisely invested in our homes.

Ms. Lori Pinter was introduced as our buildings new Property Manager. Outgoing Manager Barry Meckelberg is helping her with the transition.

-----End of minutes-----