

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
15 May 2008
Held at #703, Darlington Arms Condos**

Attendance

Gerald Rotering, #703
David Kelly, #405
Erik Ross, #301
Krista Robertson, #704
Lori Pinter, Property Manager, Consolidated Real Estate Services

Absent:

Tony Grimes, #406
Lindsey Sochaski, #305

Call to Order

Chair Gerald called the meeting to order at 7:10 p.m.

Financial and Management Report

- *Current Cash on hand: \$6,780.
- *Reserve Fund: \$105,338 with budgeted monthly contributions being made.
- *Lori and David to look further into natural gas bills from Direct Energy for the past year, as we're running 26% over last year.
- *Lori provided her draft budget for the 2008-2009 fiscal year, based on the 2007 budget plus a 3% increase. MOVED by Krista, SECONDED by David, that we adopt the budget with a 3% increase in condominium revenue for the year beginning July 1 2008, with Lori adjusting as necessary between line items to equal a requisition of \$172,020, increased from the previous year's \$167,000; CARRIED.

Old Business

- * Gerald had consulted Joseph regarding the delayed emergency lighting project in stairwells and hallways. Joseph regrets he's been delayed, but promises that he will do the project this year.

- *Joseph will buy and install mirrors over the wall cuts in the hallways on floors 2, 3 and 4 following last month's hot water leak on the floor above. This little project should be done on May 27.

- *Joseph will also seal the floor inside the wall on the fifth floor to prevent damage below from any future leak. Floors 5 and 6 have been the source of minor leaks causing damage to floors below, although now we've upgraded the "re-circ" line there with durable higher-capacity "pex" piping, so may avoid this in future.

Carpeting:

- *Carpet was laid on all hallway floors except the main, as the installers ran out and don't want to use two or more pieces with a seam. CDL is to return when new carpet is available to complete the job. Erik was told it will take about two weeks, so the project should be completed by end of May.
- *Some trim strips were replaced at suite doors, with others being reused. Erik will look at the contract and advise if new trim strips were listed as part of the quoted cost.

- *A security guard was not required as board members were on site during installation to ensure security of owner's suites. **Thanks** to Erik and Tony for their time during those two days.

* At the request of the board, Joseph removed the garbage chute “catcher” to reduce noise when trash is disposed of, in response to an owner’s complaint about noise from the chute. The noise has been noticeably lessened. Erik created signs reminding owners that the chute is not to be used 8 p.m. through 8 a.m. and will post these above the chute doors on each floor. This closure time was also mentioned in last month’s newsletter distributed by Gerald following the last meeting on April 17.

New Business:

* 10-digit phone numbers will be put into effect in Alberta in July 2008. Lori will ensure that numbers are updated with ADT for the two lines connected to the fire alarm, and with Alltech Elevators for the emergency line in the elevator.

* The board reviewed the Management Agreement proposal from CRESI to renew for 2008. An increase was proposed by CRESI from \$660 - \$700 per month, an increase of 3.8% over the 2007 contract. This is the first proposed increase since 2005. MOVED by Erik, SECONDED by David to sign the 2008 contract with CRESI to continue management of Darlington Arms Condos. CARRIED.

*Aadelard Plumbing has been on site this month doing quarterly maintenance as per our contract. An invoice for the amount of \$1,646 for parts and service has been issued to CRESI. Lori will look into whether this cost is in addition to the quarterly contract, or includes this cost.

*Pressure had decreased in the hot water system causing the hot water to not reach the 8th floors during the cold snap in April. Gerald added water to the system, and Aadelard attended soon after to replaced a leaking pressure-reducing valve and repair a boiler circulation pump.

*Aadelard replaced a heating zone valve in suite #702 which was not installed correctly. All heating system components are considered common property, even those in owners’ suites. The cost to replace was \$286.

*Aadelard’s invoice #11882 issued in 2005 has resurfaced. This invoice followed work done on a rooftop exhaust fan. Due to issues that came of the repair, the board agreed to pay \$568.86 of the total bill of \$1,337.72 as per the minutes from board meeting on March 17, 2005. Lori and accounting staff will keep track to make sure we don’t pay the balance of that bill.

Other items:

* The above and below-ground parking clean-up by volunteers is planned for Sunday, May 18. Anyone able to come down at noon until 3 pm or so is welcome to help out.

The meeting adjourned at 8:20 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, June 19, 2008.