

**Minutes of the Board Meeting  
Darlington Arms Condominium Corporation  
19 March 2009  
Held at #703 Darlington Arms Condos**

**Attendance:**

Gerald Rotering, Chair, #703  
Lori Pinter, Property Manager, Consolidated Real Estate Services  
Erik Ross, #701  
Tony Grimes, Vice-chair, #406  
David Kelly, Secretary, #405

**Call to Order:**

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

**Old items brought forward from previous meeting(s):**

- Gerald has offered to look into finding a way to stop the back parking lot swing gate from bouncing back towards the closed position after opening (in hopes that it can prevent damage to a vehicle). All Kind Door was unable to provide any cheap or simple suggestions.
- Tony was unable to install the new 14" TV as a replacement for the broken front-door security monitor because there is no electrical outlet to provide power for the monitor. Tony also had discussions with Ken from Certified Alarm to figure out the cause of the problem with our cable TV channels that no longer display the front-door surveillance. Ken was unable to identify the problem, so Tony will have Ken come to the building to investigate further. Tony has also agreed to call Viking Electric to have them come to the building to install the new security monitor for the front door by installing an electrical outlet. The board agreed to give Tony the authority to have Viking Electric proceed with this work. MOVED by David, SECONDED by Erik; CARRIED.
- ATCO Gas will proceed with re-locating our gas meter to the outside of the building on the east side but would not agree to pour additional concrete for our driveway.
- Gerald will call a sheet metal company to see if they can come to the building to extend the combustion air intake to prevent cold air from being sucked in adjacent to the backup-power generator. Gerald will get a quote for this work and bring it up at next month's meeting so that the board can confirm.

**Manager's report and financials:**

- Cash on hand: \$10,700
- Reserve Fund: \$122,850

**New Business:**

- A toilet overflowed and leaked into the suite below it this month. Luckily that owner and Gerald were around to address the problem quickly to avoid any damage. Since the owner of the suite where the problem originated had this problem before, it was up to them to have their toilet fixed and it appears this work was not done. Therefore the owner of that suite is liable. The owner has been asked again to fix the toilet. The Board then decided that the owner will be billed to recover the cost of two hours of time spent (total of \$46). MOVED by Tony, SECONDED by Erik; CARRIED.
- The Board discussed another accident that occurred this past month in the parkade. The garage door came down on an owner's vehicle causing damage to the garage door. The bottom panel of the door had

to be replaced. The bill for this work has not been reviewed, but the board has agreed not to hold the owner of the vehicle responsible since it does not appear to be an act of negligence by that owner.

- Lori has informed the board that Alltech Elevators has been bought by ThyssenKrupp Elevators. Cal Grant is still our contact for elevator issues (403-259-4183).
- The Board decided that at this time there is no need for electrical testing of our outdoor and indoor car receptacles. Lori may call Viking Electric for confirmation that ground-fault protection is provided for these outlets from GFCI circuit breakers. Viking may need to visit Darlington Arms to check this.
- The board agreed to permit hot tubs of no more than 1000 liters on the roof of the building.
- Erik suggested a spring cleanup of oversized items. The idea is to have a pickup service come to the building to haul away large items. The cost would be an operating expense. Gerald will mention this in our next monthly newsletter, and offer a sign-up sheet to be posted in the mail room. The board can then decide whether to go ahead with this 'clean up day'.
- The board voted to freeze our building's budget for 2009 and not to adjust condo fees. MOVED by David, SECONDED by Tony; CARRIED.
- Lori informed the board that the last annual calibration of our garage CO detector was performed on March 19, 2008 by Gasonic Instruments. Another calibration for 2009 will be scheduled and the bill will be roughly \$250 (based on last year's cost).

The meeting adjourned at 8:35 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, April 16, 2009 at #703.