

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
21 May 2009
Held at #703, Darlington Arms Condos**

Attendance:

Gerald Rotering, #703; Erik Ross, #701; Krista Robertson, #704; Tony Grimes, #406; David Kelly, #405; Property Manager Lori Pinter of Consolidated Real Estate Services

Call to Order:

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

Old items brought forward from previous meeting(s):

- The building's security surveillance system is still down. Erik will continue to look into a replacement.

Manager's report and financials:

- Current cash on hand: \$9,000 with operating expenses within budget.
- Reserve Fund: \$128,000 and growing.

New Business:

- The board decided to reduce the number of carpet mats that we have in our front lobby from three to one for the summer months to save money. Just one mat will remain by the front door.
- General contractor Josef Sponiar plans to work on various projects at our building for approximately two weeks beginning Monday, May 25. The board reviewed some of his tasks.
- For suite window cleaning/repair, the board has still not found a suitable individual to do the work. Tony will ask his friend Jeff, who may be interested, and Jeff is to call Gerald for training and access.
- The east-side driveway concrete is deteriorating and replacement will eventually be needed. Gerald received a \$25,000 estimated cost from SimCon Construction. Other options were discussed, but for now the board decided not to spend the money for another year or two.
- The board adopted a new policy to require a Board resolution before condo-contribution arrears are referred to our lawyer for collection, giving time for an in-person approach to collections. **MOVED** by Krista, **SECONDED** by Erik; **CARRIED**.
- A motion was made for the corporation to cover the legal expense of suite #(private), which had a small condo-contribution debt that was referred to our lawyer for collection. The motion was amended to cover 50% of the \$887 legal fee and caveat charge that this owner was billed. **MOVED** by Tony, **SECONDED** by Krista; **CARRIED**.
- Gerald suggested that the corporation hire Dan Peterson as our lawyer when next we need legal services. **MOVED** by Erik, **SECONDED** by Tony; **CARRIED**.
- The board decided to cooperate with a garage-sale day giving residents a chance to sell old items. Whoever is interested may bring a table/chair to set up on our buildings front lawn on a date to be announced.

The meeting adjourned at 8:30 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, June 18, 2009, to be held at #703.