

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

**Attendance:**

Gerald Rotering of 703, Erik Ross of 701, Tony Grimes of 406, David Kelly of 405, Russ Kuksin of 404.

**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 video monitoring system is still down. Tony will call Certified Alarms and others for quotes for new cameras and a DVR plus a display monitor for the front entry. The board authorizes Tony to spend up to \$5,000. Erik and/or Gerald will be available on site if Certified Alarm comes to the building to do an estimate and when they do the installation.
- Erik made a "20-minute Loading Zone" sign for the new steel barrier in front of the parking spot on the east side of the building. The sign will be posted this month.
- The building's mouse problem has been dealt with---there have been no further sightings.
- The board agreed to order elevator mechanical modernization at the beginning of 2011 with the work to be done with a four-week shut down during the winter of 2011-12. The work will include a new motor, drive, controls, leveling system and traveling cables. The elevator door mechanism was replaced in 1999, so will not be included. MOVED by David, SECONDED by Erik; CARRIED.

**Manager's report and financials:**

- Cash on hand is \$13,450 and the Reserve Fund is at \$139,500 and growing; 'NO accounts receivable.

**New Business:**

- The board asked Gerald to write an addition to Note 5 of the audited financial statements by Laurence Lim regarding our appropriate Reserve Fund balance. MOVED by Tony, SECONDED by David; CARRIED. These audited statements are to accompany September's notice of the AGM on Oct. 15/09.
- The board has agreed to accept the audited financial statements by Laurence Lim and the terms of engagement. MOVED by Erik, SECONDED by Russ; CARRIED.
- The board decided to remove abandoned bikes from the bike storage rooms in two months. Owners and tenants will be notified through the August newsletter and by postings to identify their bikes by taping their name and phone number to each bike's frame and to remove flagging tape that Gerald will attach to all bikes. Bikes that have not been identified (ID'ed and ribbon removed) after October 31 will be removed. MOVED by David, SECONDED by Erik; CARRIED.
- Gerald proposed to get an outdoor bike rack for the outdoor alcove on the east side of the front door. The board authorizes Gerald to shop around and spend up to \$1000 for such a rack.
- To facilitate telephone repair work the board decided to ask CRESI to make available a common-area key to any Darlington Arms resident or Telus worker in exchange for a deposit (\$100 or their driver's license).

The meeting adjourned at 8:30 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, September 17, 2009, to be held at #703.