

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

**Attendance:**

Gerald Rotering of 703, Erik Ross of 701, Neil Ross of 301, Tony Grimes of 406, Veronika Erceg of 604 and Russ Kuksin of #404.

**Call to Order:**

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

**Financials:**

Lori had e-mailed our October 31/09 balance sheets out this evening, showing \$17,750 cash in the operating account and \$144,300 in the reserve account. These numbers are after payments to Josef Sponiar for recent projects and payment for installation of the new security cameras, front-entry TV display, and the DVR.

**Security:**

Directors discussed the recent security camera/DVR installation with thanks to Tony for coordinating it. MOVED by Neil, SECONDED by Tony: that Erik be authorized to spend up to \$500 with Phoenix Custom Electronics to replace a camera and/or cables to obtain a clear image on the entry monitor and delivered to suites via cable; CARRIED.

**Loading Zone:**

Gerald confirmed that he'll no longer police the loading zone's use and offered alternatives to the Board. MOVED by Tony, SECONDED by Russ: that the loading zone continue as a spot for temporary parking/loading/contractor use, and that we ask the Calgary Parking Authority to police it in exchange for the revenue it might obtain; CARRIED.

**Parking lot swing gate incident:**

The e-letter from resident Nicholas Wallat of #502 regarding his car's collision with the rear-lot swing gate was read aloud and discussion followed. The facts were reviewed, including attempts by All Kind Doors (adjusting limit switches) and Gerald (using sandbags) to resolve the gate's sporadic problem with re-closing. Directors discussed the previous incidents and the posting of notices that alerted all residents to the issue and that warned all to wait before proceeding until the gate had opened and stayed in place.

MOVED by Tony, SECONDED by Russ: that we feel there is shared responsibility for the damage and offer to reimburse Mr. Wallat half the cost of the repairs to his car; CARRIED.  
As a footnote Gerald reported that he'd asked contractor Josef Sponiar about a solution, and that Josef thinks he can make a shock absorber to prevent the opened gate from bouncing back.

Neil mentioned that the rear-parking fence man door is not latching. Gerald is to call All Kind Door for service. Discussion followed about the new lobby and hallways lighting, Josef's repairs/painting in the lobby entry, and a variety of minor maintenance items. Gerald confirmed he'll be away from December 8 through February 2010, so Vice-Chair Erik Ross will be the building's key contact person during that time.

The meeting adjourned at 8:40 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, December 17, 2009, to be held at Erik's suite #701.