

**Minutes of the Annual General Meeting
Darlington Arms Condominium Corporation
27 October 2011**

Held in the lobby, Darlington Arms Condos, 317 – 14 Ave SW Calgary

Call to order and naming a chair:

The meeting was called to order at 7:05 p.m. Moved by Merlin Keillor, seconded by Ross Conner that Gerald Rotering chair the annual meeting; carried.

Confirmation of proxies, quorum and that notice was properly issued:

Owners of 10 suites attended in person and seven suite owners were represented by proxy. Total attendance was thus 17 of 40 suites, or 42.5%, well over the 25% required for quorum. Moved by Joyce Rawthorne, seconded by Merlin Keillor that notice of the annual general meeting was properly delivered to owners, that proxies received are valid, and that we are properly constituted; carried.

Approval of last year's AGM minutes:

Moved by Merlin Keillor and seconded by Joyce Rawthorne that the minutes of the Annual General Meeting held on 15 October 2010 be adopted as presented; carried.

President's report:

Past-year President Gerald Rotering gave a written report (attached).

Moved by Veronika Erceg and seconded by Ross Conner that the report be received and included as part of the minutes of this annual meeting; carried.

Auditor's Report and Financial Report:

The audited statements for the year ending June 30, 2011 were in hand, as they were distributed in advance of this annual meeting. Moved by Joyce Rawthorne and seconded by David Kelly that we receive the auditor's financial report for the year ending June 30/11; carried.

Election of the Board of Directors for 201/12:

The following owners were nominated:

Tony Grimes of #406
Russ Kuksin of #404
David Kelly of #405
Gerald Rotering of #703
Ross Conner of #602
Veronika Erceg of #604
Merlin Keillor of #103
Erik Ross of #701

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Gerald closed nominations and noted that we have eight nominees for a Board maximum of seven. In reverse order of nomination he asked those nominated to confirm their willingness to be elected to the Board; Veronika declined, leaving seven nominees for seven positions, so those were declared elected.

Questions from the floor, combined with new business:

*Russ raised a concern that an SUV has been parking on our garage-access ramp, creating an obstacle. Gerald assured that our building owns our property and that we have the right to ticket and tow improperly parked vehicles. He said 'next time he sees the vehicle he'll put a warning "ticket" under the wiper blade.

*David Kelly raised the elevator and whether or when we might replace its mechanical systems, which at this point are working well. It was agreed that the Board has authority to raise the issue and act on it at any time.

*The east-side pavement's deterioration was raised as an expense and some agreement that it will need to be replaced.

At 7:45 p.m. it was moved by Russ Kuksin, seconded by Joyce Rawthorne that the annual meeting adjourn: carried. The new Directors were told that the next regular meeting of the Board will be held on Thursday, November 17 at 7 p.m. at suite #703, and that the first order of business will be to choose table officers for the coming year.

See page three for President's Report

Darlington Arms Condos—Chair's report to AGM of October 2011

We've enjoyed a good year in our building, with no major issues, maintenance performed and growing cash on hand and savings in our Reserve Account. Our monthly condo contributions did not need to rise with our new budget year July 1 of 2011, and at this point I don't see the need for them to rise on January 1, 2012. The low cost of natural gas---half of what it was seven years ago---is helping a great deal.

* At the end of September our Operating Fund had a net balance of more than \$35,000 (taking into account rental deposits and accounts payable), while our Reserve Account has exceeded \$200,000, taking into account some pending bills. That last number, divided by our 40 suites, means that each suite has \$5,000 in the bank for future capital expenses.

* Our owners are paying their condo contributions on time; we have absolutely no overdue accounts.

* A lot of maintenance has been accomplished since last October: 1/ Our car swing gate's computer was replaced and the heavy gate received new hinges with bearings that can be lubricated, plus the rattling steel pickets were welded. 2/ The back parking lot was scrubbed clean and then seal-coated to keep water out of the concrete deck beneath the asphalt. 3/ Three-quarters of our building's roof has been re-covered with tar and fresh gravel in a thorough process that involved solvent to bond together the old and new tar surfaces, then covering with far more gravel to keep the new material shaded and cool in summer. Walkways of concrete paver stones have been added so workers can reach vent fans without walking on the roof gravel. 4/ The Board has approved a new and more stylish canopy wrap for our front entrance.

* Down in our mechanical rooms we've replaced a large backflow-prevention assembly and ensured that our sprinkler system into the parking garage works. Quarterly maintenance has been done in the boiler room, so both of our heating boilers, both of our hot-water heaters, and our hallways warm-air furnace are all ready for winter.

* Some owners have replaced their "stacking" laundry sets with all-in-one washer/dryer machines that do not exhaust hot air into their suites, and they report satisfaction with the new equipment. Our building will pick up a reasonable electrical cost for those making the change and needing to convert from 220 to 110-volt service in the laundry closet. Dryers venting into suites no longer meet the building code, and hoses serving those machines are past their life expectancy, so please consider this upgrade in your suite.

* Some owners report the failure of their swing gate remote controller, but it appears that replacing the battery is usually all that's needed.

* Thanks to Joyce of #205 for another summer of garden care beyond what we would contract for, and to our janitorial contractors for staying on top of cleanliness.

Gerald Roterling, Chair through October 2011