

**Minutes of the Annual General Meeting (“AGM”)
Darlington Arms Condominium Corporation
25 October 2012**

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 7:07 p.m. Moved by Jen Fuhr, seconded by Russ Kuksin, that Gerald Rotering chair the annual meeting; **carried**.

Confirmation of proper notice of AGM, approval of proxies and confirmation of quorum:

Owners of 10 suites attended in person and 11 suite owners were represented by proxy for a total attendance of 21 of our 40 suites, or 52.5%; double the 25% minimum for quorum. Moved by RossConner, seconded by Joyce Rawsthorn, 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 Russ Kuksin and seconded by Joyce Rawsthorne, that the minutes of the Annual General Meeting held on 27 October 2011 be adopted as presented; **carried**.

President’s report:

Past-year President Gerald Rotering gave a verbal report summarized as follows:

- * We can afford to transfer \$30,000 from Operating to Reserve to boost the capital-needs account.
- * The new five-year Reserve Fund Study should be received in November.
- * We have roughly 50-50 resident owners and rented-out suites. The building has been such a good investment that some owners who move are keeping their suite as a rental property.
- * A few owners are slightly behind on condo contributions, which we’ve not seen for several years. Letters are going out to those owners and if payments are not received, the Manager will refer them to our lawyer for collection.
- * We’ve worked with CAON (mechanical) Services to ensure that only the most qualified staff work in our building, which largely means that Master Plumber Normand Chicoine will attend to us.
- * Good maintenance work has been done during the past year in our boiler room, on some copper piping, welding and new hinges for the east-side stairwell fencing/gate, and completion of remaining re-roofing work by contractor Josef Sponiar.

Financial Report:

The audited statements for the year ending June 30, 2012 were in hand, as they were distributed with notice of this annual meeting. Gerald summarized that we have \$60,000 operating cash, allowing the suggested \$30,000 transfer to the Reserve account, which has \$248,400, and after the transfer and the October regular contribution will hold about \$280,000. The price of natural gas is low and continues to save us money.

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Election of the Board of Directors for the operating year until 30 June 2013:

The following owners were nominated:

Russ Kuksin of #404

Erik Ross of #701

Ross Conner of #602

Gerald Rotering of #703

Jen Fuhr of #704

David Kelly of #405 ('Not present, but provided a note stating his willingness to serve.)

Erik offered to nominate Tony Grimes of #406, who could not attend. Tony did not provide a note stating his willingness to serve and could not be reached at this time. Gerald reviewed that the AGM is required to set the number of Board positions for the year, and if that's seven, the Board quorum is four, which can sometimes be difficult to obtain. Quorum for a Board of six is three Directors.

As there were no further nominations, Gerald asked each nominee to confirm their willingness to serve on the Board, which all did. It was moved by Ross Conner, seconded by Jen Fuhr, that the Board consist of six Directors, and that those named above are acclaimed; **carried**.

Questions from the floor, combined with new business:

* Joyce Rawsthorne expressed concern about noise from a party two weekends ago, and discussion followed about our corporation's considerable authority to sanction disruptive activities.

* We reviewed the need for drainage and concrete paving for our east-side driveway and perhaps also rebuilding of the ramp to the garage. Gerald has yet to find a construction company willing to undertake these projects.

* Heather Laurson mentioned a kitchen sink drainage issue, so we reviewed that laundry plumbing is a separate system and the issue might be too much or the wrong type of detergent being used in a dishwasher immediately above or below her suite #204. Heather will consult her below and above neighbours and knows that our building will cover costs should she need to call CAON Services and/or there be damage to her suite.

At 8:15 p.m. it was moved by moved by Joyce Rawsthorne, seconded by Ross Conner, that the annual meeting adjourn: **carried**. The new Board was asked to stay behind to immediately convene a meeting to choose table officers.