

monthly

**Minutes of the Board meeting
Darlington Arms Condominium Corporation
25 October 2012
Held in the lobby of Darlington Arms Condominiums**

Initial meeting for this Board:

The Board convened immediately following our corporation's annual general meeting.

Attendance: Gerald Rotering of #703, Ross Conner of #602, Russ Kuksin of #404, Erik Ross of #701, Jen Fuhr of #704. **Regrets:** David Kelly of #405.

Call to Order:

Gerald called the meeting to order at 8:20 p.m.

Appointment of officers for the coming year:

After discussion of roles and the availability of various Directors it was moved by Jen, seconded by Russ, that the table officer appointments are:

Gerald Rotering – Chair and corporation President

Erik Ross – Vice Chair and corporation Vice President

Ross Conner – Recording Secretary

Jen Fuhr – Treasurer (new member's phone: 403-560-7560 and E: JFuhr123@gmail.com ; **Carried.**

Transfer of Operating surplus to Reserve account:

After reviewing that our Operating cash has grown to \$60,000 it was moved by Jen, seconded by Ross, that \$30,000 be transferred to our Reserve Fund; **carried.**

Bid for in-house operation of a replacement web site:

The Board last month invited Director Russ Kuksin's wife Marina Lapina to give us a bid to create a new web site for the building, to transfer all documents to it, and for its maintenance in future. The objective is to allow Directors to post documents, which must currently be e-mailed to our techie, Mark Schaefer, and to bring the service back in-house, as Mark moved away years ago.

Russ spoke for Marina, outlining a price of \$515 to create the web site with "Wordpress" and transfer documents, then annual costs of \$92 for hosting on a server, \$15 for domain name renewal, and a variable cost for maintenance at \$20 per hour, estimated at \$60 per year.

After discussion it was moved by Jen, seconded by Ross, that we contract with Marina Lapina as detailed above, and ask her to proceed; **carried.** (Note e-address: Marina.Lapina@gmail.com)

CAON quote for backup sump pump installation:

We reviewed the quote from CAON (mechanical) Services to instal a backup sump pump, piping and power in our boiler room at a total cost of \$1,700. While a battery-operated audio alert device was installed by Gerald, Ross told the Board that he's heard of a better standard of alarm that could send a text message to alert us, should the pump fail and water rise. Ross offered to report back to the Board on this option. Although we did not adopt a resolution, it's clear that we will not proceed with the backup pump at this time, so Gerald will notify CAON.

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Request to cost-share an in-suite energy-saving insulation project:

Gerald spoke for his own suite #704, where a bedroom with a north-facing patio slider door and east-facing exterior wall is too cold to live in and requires constant heating. He pointed out that our long-standing policy is to share 50-50 with owners who replace windows or patio slider doors for their own comfort, but which saves the building energy costs. He asked that the policy be extended to Josef insulating this room's exterior wall and creating an inexpensive plexiglass "storm window" for the patio slider. After discussion it was moved by Ross, seconded by Russ, that this project be cost-shared with the suite's owner, but not to exceed \$1,000 expense for our corporation; **carried**.

Lobby elevator call buttons reversed?

Russ and Jen noted that the up/down call buttons for our elevator at the lobby appear to be reversed. Gerald undertook to notify ThiessenKrupp Elevators (which staff happened to attend on October 26th and said they'd look at right away).

Meeting adjourned and next meeting scheduled:

The meeting adjourned at 9:10 p.m. Because various Directors will be away on the third Thursday of November, the next meeting was set for 7 p.m. on Thursday, 22 November, 2012.
