

**Minutes of the Board meeting
Darlington Arms Condominium Corporation
22 November 2012**

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

Call to Order:

Gerald called the meeting to order at 8:10 p.m.

Draft Reserve-Fund Study received and adopted:

The draft version of our new Reserve-Fund Study has been received and distributed to Directors by e-mail. Gerald reviewed its observations and recommended increases in savings in coming years, and suggested that we accept these with only editing changes. He noted that for the first five years the increased contributions to Reserve can be accommodated within our current annual surplus, and that some “reserve” spending is for things that we have been doing from the Operating Account, meaning future Reserve-account spending could be lower than the report anticipates.

Moved by Erik, **seconded** by Ross that: We accept the draft Reserve-Fund Study by Calgary Condominium Consulting and adopt its maintenance and increased savings recommendations, subject only to editing by our Chair, and that the firm's final bill be paid; **carried**.

After some discussion it was further **moved** by Ross, **seconded** by David that: Our Reserve Fund Plan (such as is required by the Alberta Condominium Property Act) be the future saving and spending as recommended by Calgary Condominium Consulting in its current report on our building; **carried**.

Distribute Guidebooks to residents and owners:

Directors discussed the value of again distributing to all residents and all off-site suite owners a copy of our building's Guidebook and House Rules. **Moved** by Russ, **seconded** by Erik: That we mail the current version of our Guidebook to all non-resident owners and distribute copies door-to-door in the building; **carried**.

Date for our next meeting:

After discussion it was **moved** by Erik, **seconded** by David: That we skip our December meeting and next meet on Thursday, 17 January 2013; **carried**.

Information items and old business:

* Remote door openers for the swing gate are failing after about seven years of service. Gerald ordered half a dozen replacements, but has ordered 10 more so that all can be replaced. Owners are charged \$75 each for these, which is just short of cost-recovery.

* Snow removal is being performed well by DWD Industries, although we needed to replace their swing-gate opener so they can clear behind the gate.

* Our building's new web site is under construction by Marina Lapina of #404. Directors are invited to provide her with a face photo for posting there.

* Blinding light from the front of The Boardwalk apartments across the street is an irritation, but Gerald has been unable to find the manager to express our concern. Erik may have a lead on who to call.

* We believe that a couple of suites in our building are rented out by their owners, but that we don't have forwarding addresses for the owners, nor the required \$500 common-property damage deposit. Fifteen suites are registered with our property manager as rented to tenants.

* We reviewed that we've intended to replace the front-entry awning cover with something more modern, and that we hoped to hang framed B+W photos in our lobby.

Next meeting:

The next meeting of our Board will be held on Thursday, 17 January 2013, at 7 p.m. in suite #703.
