

**Minutes of the Board meeting
Darlington Arms Condominium Corporation
17 January 2013**

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 8:10 p.m.

Financial situation:

We reviewed the financials as of the end of December. We have a net \$22,300 in operating and 287,000 in reserve. Gerald noted that our reserve fund has been growing solidly over the past year. Of note, we've been collecting miscellaneous revenue from selling door remotes which all seem to be failing. The revenue from selling the remotes does not cover the cost of the new remotes, and charging more for the remotes was discussed. The consensus was that everyone pays for the remotes out of their condo fees anyways and the price we charge is merely an incentive not to lose or break the remotes. The price remains \$75.

Spending review at year half-way point:

We also discussed some expenses. The legal fees were double a typical year, which we attributed to the audit done last year. We are \$10,000 below budget in natural gas due to low prices for natural gas which was partially offset by unplanned expenses in water and snow removal. Gerald was going to look at the water bill to see why we were \$2,400 overbudget. We discussed the expense for snow removal and decided that good service was worth paying for, rather than paying for a lesser service and not getting any service at all, which could lead to future liabilities. Gerald will call the snow removal company and see if the expense per snowfall can be lowered.

Service call to suite, but no issue found:

The board discussed the Caon Mechanical service call incurred by one of the suites thinking their radiators had stopped working. The board agreed to send out a newsletter reminding residents to contact a board member prior to calling the management company for minor issues.

Loading zone use/mis-use:

As is tradition, the board discussed the loading zone and mystery cars parking there for hours at a time and even all day(s). **Moved** by Ross, **seconded** by Jen: That signage will be posted indicating that suite number and phone number details are required to be visible in the dashboard window of residents' vehicles using the Loading Zone; **carried**.

Garage door function:

We discussed the underground garage door issues and agreed to post signage illustrating the quick release on the door opener in case issues with the door occur in the future. We also discussed cleaning out the drainage in the garage during the next service call from Caon.

Claim for damage to car

An owner's encounter with the overhead garage door smashed his windshield, with replacement costing \$250.95. The Board discussed possible fault and the operation of the overhead door. **Moved** by Russ, **seconded** by Ross: That we reimburse the owner the cost of windshield replacement, cover the cost of overhead door repair, and contract with Creative Door Services to instal a second safety "photo eye" some distance up the garage ramp; **carried**.

Payment to chair for work done:

Excluding Gerald, the board unanimously agreed to pay Gerald for his time as billed since 15 July 2012, and reimburse expenses. Jen moved and Erik seconded; **carried.**

Condo contributions arrears:

We discussed that a couple of suites are in arrears for their condo fees. The biggest debt has recently been paid and notice from the lawyer is the next step for the second owner. The board discussed chasing arrears more aggressively and having repeat offenders pay annually rather than monthly.

The renovations occurring in suite 601 were discussed. Gerald has been dropping by to consult the owner regarding common-property wiring and piping.

Our five-year reserve study suggested that we bring in a consultant to examine the roof and plan out what would be needed if and when the roof needs to be redone. The expense was expected to be around \$2,000. Jen moved that we follow the reserve study's suggestion and Ross seconded. The decision was unanimous.

The parking garage roof and pillars were discussed. No action was taken

Gerald will ask Josef to do an exterior building survey during the spring or summer.

The board agreed to skip the February meeting; Gerald moved and Jen seconded.

The meeting ended at 9:45 p.m. The Board's next meeting will be on 21 March 2013 at #703.