

26 March 2013

Darlington Arms Board minutes for the meeting on March 21, 2013

Present: Gerald (706), Erik (701), Russ (402), Ross (602), David (405)

We discussed the reserve fund study and noted with satisfaction that the building was generally in good to very good condition. **Erik moved and Ross seconded** that Gerald prepare a Reserve Fund Plan statement for distribution in-house and to off-site owners via e-mail, and for posting to our building's web site and that the final Reserve Fund Study by Calgary Condominium Consulting be posted on our building's web site and be provided to Gateway Property Management. This **resolution was carried.**

After mulling over how to prevent future incidents with the building's gates and resident's vehicles, a resolution was **moved by Erik and seconded by Ross** that without accepting that the swing gate's function or any malfunction was responsible for Ms. Lisette Aguilon's car encounter with it, we agree to reimburse her half the cost of replacement of her side-view mirror at a cost up to \$350. The **resolution was carried.**

We noted that the bike rooms are full of bikes, several of which did not move all summer, fall or winter. We suspect that these bikes were abandoned by previous residents or renters. It was **moved by Ross and seconded by Russ** that all bikes stored on our common property be required to display their owners' names and suite numbers, and that after sixty days notice unidentified bikes will be removed. The **resolution was carried.**

We discussed how the actions of residents in their suites can affect other residents. The board agreed with the principle that residents can do whatever they like as long as it does not affect other residents. This led to two resolutions.

The first resolution was **moved by Ross and seconded by Russ** that that in light of verbal warnings given by Director Jen and the written notice to a particular owner to stop use of the owner's sub-woofer speakers after 10:30 nightly, power to act is given to Gerald and any other Director who may be available to confirm any further such incident by suite # _____ (left blank to protect privacy) to levy a \$200 fine for noise/vibration disturbing the peace of other building residents. The **resolution was carried.**

The second resolution was **moved by Ross and seconded by Erik** that in light of the smell in the common area of the third floor, the chair will contact suites on the third floor and try to reduce the amount of smoking in the third floor suites. The **resolution was carried.**

The rest of the meeting was used to discuss various improvements and repairs to building. Examples include plumbing and trying to schedule Josef Sponiar to continue his exemplary work with our building and to find a contractor who can refurbish our driveways, with the eastern driveway being the priority.

The meeting closed.