

**Minutes of the Board meeting
Darlington Arms Condominium Corporation
20 April 2013**

Attendance: Gerald Roterling (Chair) of #703, Erik Ross (Vice-Chair) of #701, Ross Conner (Secretary) of #602, Russ Kuksin of #404, Jen Fuhr of #704 and David Kelly of #405.

Call to Order:

Because Directors could not co-ordinate to meet in person this month, e-mail consultations were held and the following decisions were made.

Financial situation:

We have almost \$38,000 in our operating account, but payments to Josef Sponiar dating back to December are about to clear, so our net operating cash stands at \$29,500. The Reserve Account at the end of March holds \$298,400.

Gerald expressed concern that our water/sewer bill is approaching \$10,000, which is 65% over our year-to-date budget of \$6,000 for this expense, and is almost as much as we're spending on natural gas. The Chair has asked Gateway Management for a year of water/sewer bill copies and will review them, then consult the City of Calgary and report back to the Board.

Old business:

- * A noise/vibration concern has been addressed by that suite owner putting speakers on soft pads.
- * Concern over cigarette smoke has been addressed by a tenant expressing regret that a visitor smoked, and assurance that this will not be an on-going issue, which we sure appreciate.
- * Few residents have yet put ID onto bicycles, so Gerald will remind folks before we actually remove any bikes that we think are abandoned.
- * DWD Industries did not bid to sweep winter sand from our parking areas, so Gerald spent paid time to do the job over two weeks at a cost of about \$300. He has a few more stalls to do when he finds cars are away, and will try to clear the east floor drain in the garage.
- * Gerald complained to Caon Services that work reports are illegible carbon copies, and that when we ask for and receive a legible copy there's not enough information to understand what work was performed. Chris Hokanson promises more and more legible information in future, and was asked to have Normand immediately ensure that our backup generator battery charger is working, which was left unaddressed on 5 March 2013.

New business

Replace basement sewer lines:

The cast-iron 6" sewer line that runs along the basement hallway ceiling needs replacing with modern PVC pipe, as do 4" cast-iron lines that feed into it, because these have pin-hole leaks and several original caulked joints are failing. We had a quote at \$10,693 from Caon Services for this project, which price shocked Directors. Gerald pursued a second quote, choosing Reggin Technical Services, which has offered to do the work for \$5,549 (both plus GST).

Moved by Erik, seconded by Jen, that we accept the 18 April 2013 bid from Reggin Technical Services titled "Darlington Arms, basement drain line replacement" at \$5,549 plus GST, and ask Gerald to take some paid time to schedule the work, to obtain keys to four lockers, and to notify residents of the total water/sewer shutdown for two days that will be required for this project;
carried.

