

**Minutes of the Board meeting
Darlington Arms Condominium Corporation
13 June 2013**

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

Financial situation:

The most recent month-end financials we have are 30 April 2013; these show that we have a net \$13,000 in operating cash and \$302,000 in our Reserve Account. No bills are outstanding and condo-contribution receivables are negligible. With May and June Reserve Fund contributions that account will be \$309,000 by today's date.

Gardening:

Joyce, our garden volunteer, has not provided receipts for bedding plants, although we're enjoying the display of flowers; perhaps she did not retain her receipts. **Moved** by Jen and **seconded** by Russ: That we pay Joyce the same amount as last year in reimbursement for her spending on bedding plants; **carried**.

Fire-safety testing scheduled:

Sprouse Fire and Safety will be here at 8:30 a.m. on Monday, July 8th, to test all fire alarms, the enunciator panel, battery-pack lights and fire extinguishers. Gerald will post notices so that no one will be surprised that morning by the brief sounding of alarms.

Elevator service requested:

Directors discussed the slight wobble in the elevator cab, some odd noises and a couple of floor-indicator lights that are out in the cab and at the lobby display. Gerald will ask ThiessenKrupp to address these issues.

Contractor Josef's projects update:

Josef Sponiar has completed the final delivery and spreading of gravel on our re-roofed surfaces. When he has time to return to our building his priority will be waterproofing various top-floor balconies and then some hardwood floor refinishing adjacent to the balcony in suite #706.

Concrete and drainage project report:

Top Level Developments has again assured us that the company plans to rebuild our concrete garage ramp and east-side driveway/parking area and drainage this year. We hope.

Energy and water/sewer costs control:

Gerald reported on his analysis of our rising costs for water/sewer services and on ways to control all our utility costs. A locked-in rate for electricity would save us some money, but natural gas is best left floating as its price is currently low and not likely to rise very much, nor soon. Our bills for water/sewer are rising dramatically and now almost match our annual costs for natural gas.

Moved by Jen, **seconded** by David; That we lock in our electricity supply for five years with Enmax at 7.95 cents per kWh; **carried**.

Moved by Russ, **seconded** by Erik, That we give notice to owners and tenants to enter all suites with a plumber to inspect all water fixtures, immediately replace at no charge all leaking toilet "flapper valves", make note of any leaking taps and other potential issues, and to install low-flow shower heads at no charge for suite owners/occupants that accept them; **further**, that the Directors who give their evening(s) for this project be paid for their time; **carried**. Gerald will schedule this project with our long-time plumber and prepare a newsletter/notice.

Garage winter salt removal:

Directors discussed Gerald's suggestion that we buy a small pressure washer and scrape and rinse away winter salt from our garage and out of all of the concrete posts after stripping off the bottom foot of paint. The idea is to reduce or stop the salt's corrosion of rebar in the posts and head off more expensive remediation in future.

Moved by Russ, **seconded** by Erik; That Gerald buy such a pressure washer and complete this project on an hourly-paid basis; **carried**.

Repair/replacement of two windows:

Jen reported that two windows in her suite are broken, one a double-paned sealed unit that is penetrated and internally fogged, the other a hinged window that cracked during closing.

Moved by Russ, **seconded** by David; That we reimburse the owners of suite #704 the cost of having Chinook Glass repair or replace these common-property windows; **carried**. (Jen did not speak to or participate in this vote.)

Boulevard trees desired:

Erik raised the need for new boulevard trees to replace the mature but troublesome cottonwoods already removed from our block and in anticipation of losing the last one in front of our building at the east driveway. Directors have also discussed replacing the two mountain ash trees in our front yard as these are growing past the fourth Floor, blocking views and light.

Moved by Erik, **seconded** by Jen; That we want new boulevard trees planted, are willing to consider cost-sharing with the city to see this done, and ask Erik to pursue this; **carried**.

The Board's next meeting would normally be held on July's third Thursday (July 18), but summer vacations could see this delayed, so our Board will likely meet next at the call of the Chair or Vice Chair.
