

**Minutes of the Board meeting
Darlington Arms Condominium Corporation
April 17, 2014**

Attendance: Erik Ross of #701, April Giffen of #505, David Kelly of #405, Tony Grimes of #406,

Called to order at 7:05pm

Old Business

Website for maintenance files.

Erik has downloaded all of the digital files that he has to Google Docs. There is still a lot of work involved. We will need to have the contacts and the maintenance schedule set up into the appropriate locations. Erik will share these documents with the board members, and we will work toward having the digital system working in the near future.

Betterment Form

All owners were to have the Betterment Form sent into Anna by March 31/14. April will contact Anna and find out the results.

Parking lot cleaning and sealing

April has contacted Specialized Garage to quote on sealing of the underground parkade. We will get a quote back in about a week with 3 options. This sealing process could take approximately 2 weeks, and will displace the residents that park there. We would need to look for alternative parking in the neighborhood that would allow the residence to park without issues. Specialized Garage will clean the surface to the raw cement, therefore the spring/summer cleaning may not be needed, and we will wait to get the quote back for costs and then will approve and schedule this at a later date. The quote will be emailed to the board members for their review.

A quote for the back surface parking lot to be swept and have parking lines painted was submitted by Ram Cleaning Service for the costs of \$358.00. The Board feels that is a reasonable offer and will wait to hear back about the underground sealing and will also have this approved and scheduled at a later date.

Ramp and driveway

April has spoken to 2 different companies and will get 2 quotes to have the cement replaced on the ramp into the garage and the driveway into the back lot. This job is could be a 3 week process that we would do each area at separate times, once again it was mentioned that we would look into finding alternate parking arrangements in the neighborhood for the residents affected. The quotes will be emailed to the board members for their review.

Lawn care and snow removal

The contract from Smith Gardening Services Ltd. for the property maintenance of the lawn care and upcoming snow removal has been approved. The paperwork and the certificate will be filed with Gateway and they will start the spring cleaning May1, weather permitting.

It was by noticed by Dave that Great Escapes is still arriving to clear the snow, even after their contract has been cancelled.

Smells

Erik is still working with the tenant in 702 to have the sealant put around the pipe. Since the tenant works out of the city the appointment has been cancelled 2 times. Erik is confident this will be resolved within the next week. For now Erik has shut off the ceiling fans for 701 and 702 to help in this issue of air being pulled into their suite.

Erik and the contractor Joseph have discussed about getting the fan on a control within their suites, so both residents can turn the fans off/on as needed and this will allow them to regulate the fans as needed. Also Erik and Joseph will be looking at installing a fan at the exhaust vent for the garbage chute to help remove the smell that occurs on the top floors from the vent in the summer heat, this creates an offensive odor that affects some tenants.

New Business

Recycling

On site recycling bins will need to be implemented into the building by 2016 as per The City Of Calgary. We have already been contacted from some recycling companies, and of course this will be at the cost of the building. We would need to have a location made for these new recycling bins. It was discussed to have it built into the wall which will take up part of the bike room and have it accessible in the foyer that the garage bin gets pulled through. We will see what happens in the next few months, and start gathering information on this.

Security cameras

Erik will research and purchase a new DVR so we have continuous recording of the security cameras that we have on site.

Planters/Flowers

Joyce in 205 has offered to take care of the flowers again this year, and has asked for a pair of shears so she can trim the hedges. Erik will purchase these and also will look at turning the water on when the weather warms up.

Upcoming board meeting

We discussed for the next few months to have bi-monthly meetings. If there are issues that come up that need our attention we will have a board meeting scheduled for the 3rd Thursday that month so we can address the issues. We all agreed that we will not go any longer than 2 months for a meeting, however we will keep our communication open between the board members by continuing to communicate via emails/phone as needed.

The next meeting of the Board is scheduled for June 19, 2014, at 7pm. Suite 701.

Meeting adjourned at 7:55 pm
