

**Minutes of the Annual General Meeting (“AGM”)  
Darlington Arms Condominium Corporation  
Tuesday, 9 December 2014**

**Held in the lobby, Darlington Arms Condos, 317 14th Ave SW Calgary**

**1. Call to order and naming a chair:**

The meeting was called to order at 7:05 p.m. Erik Ross of #702 chair this annual meeting; Lorraine Logan, Property Manager from Gateway Property Management, will act as ‘recording secretary’ for the meeting.

**2. Confirmation of proper notice of AGM, approval of proxies and confirmation of quorum:**

Owners of 10 suites attended in person and four suite owners were represented by proxy for a total attendance of 14 of our 40 suites, well over the 10 suites, or 25%, minimum for quorum. **MOVED BY:** Unit #601 - Joseph Ellek **SECOND BY:** Unit #305 - Scott Leakey, that notice of this annual general meeting was properly delivered to owners, that proxies received are valid, and that we are properly constituted for this annual general meeting; **CARRIED**

**3. Approval of Minutes of the Previous Annual General Meeting**

Motion to accept the minutes of the Annual General Meeting held on November 21<sup>st</sup>, 2013.

**MOVED BY:** Unit # 406 - Tony Grimes **SECONDED BY:** Unit # 606 - Lauren Lancaster **CARRIED**

**4. Report of Officers:**

**Financial Report:**

- ✓ The audited statements for the budget year that ended June 30, 2014, as they were distributed with notice of this annual meeting.
- ✓ Murray Hunter, CPA did the financial audit and was in attendance to cover off his finding. Summary in his professional opinion Darlington Arms rating is A+. The building is in good standing and there was no error or adjustments needed for our books, and reviewed the documents that he prepared.
- ✓ We have a healthy operating account and \$355,000+ in the reserve account. He noted that our budget is pretty accurate and there are some areas that are not able to foresee upcoming issues that can easily make your budget out of balance.
- ✓ Owners did question the budget and actual cost of natural gas and electricity and if we should look into a Utilities Broker or continue to ride the market. The board will ask for records from Gateway and look at the option for future board meetings.

**MOVED BY:** Unit #406 - Tony Grimes, **SECOND BY:** Unit #606 -Lauren Lancaster, that we accept the audited financial statement as prepared by C.A. Murray Hunter; **CARRIED.**

**5. President’s Report:**

President Erik Ross gave a verbal report summarized as follows:

**Maintenance/Condo Business:**

- ✓ This was a transitional year where the building/owners lost Gerald Rotering as a prominent & active of many years’ board member and owner – Gerald retired 2013.
- ✓ The board would like to welcome Lorraine Logan, Property Manager and thanks her for her active role in participating in board meetings.
- ✓ Roof Repairs – the new PM introduced Mega Roofing – minor repairs were made and a roof assessment – the board is very pleased with the new roofing contractor.
- ✓ Upgraded Intercom & Security System – two cameras were added – new DVD, etc.

### **Proposed Improvements & Repairs:**

- ✓ Discussion ensued regarding the replacement of the elevator – replacement parts will be sourced out & the operation and maintenance of the elevator will continue as parts are available
- ✓ Parkade Restoration – Currently the board has approved plans to have the parkade done in summer after Stampede week. Looking to have the cement on the surface lot and the ramp redone and will look into including the install of a ‘heat trace’ on the ramp – This project can range from \$75,000 to \$125,000 and will be considered in phase.
- ✓ Window Replacement – discussion only

### **6. Appointment of Auditor**

**MOTION:** It was moved that the appointment of an auditor be deferred to the Board of Directors.

**MOVED BY:** Unit # 406 - Tony Grimes, **SECONDED BY:** Unit # 505 – April Giffen. **CARRIED**

### **7. Election of Board of Directors:**

The following current members have resigned from the board for 2014 to allow for new board to be nominated. :

Erik Ross, April Giffen, Tony Grimes, David Kelly, Ross Conner, Lauren Lancaster, Daniel Gomez.

**MOVED BY:** Unit # 406 - Tony Grimes, **SECONDED BY:** Unit # 204 - Daniel Ginez. **CARRIED**

Ross Conner has informed the board that he will not be returning to the board for 2015

- ✓ The following previous board members are willing to stand for re-election: **Erik Ross, April Giffen, Dave Kelly, Tony Grimes, Lauren Lancaster** - Accepted
- ✓ **Scott Leakey**– Unit #305 was nominated from the floor - Accepted
- ✓ **Heidi Guenther** – Unit # 506 was nominated from the floor - Accepted
- ✓ As there were no further nominations, **MOVED BY:** Unit # 505 - Richard Blair to cease nominations. **SECONDED BY:** Unit #601 - Joseph Ellek **CARRIED**
- ✓ As there are seven positions to be filled, and seven nominees, no vote was necessary.

The following person was elected to the Board of Directors of the Darlington Arms Condominium Corporation and are to serve until there term expires: Erik Ross, April Giffen, Dave Kelly, Tony Grimes, Lauren Lancaster, Scott Leakey, and Heidi Guenther.

**8. Unfinished Business:** Signage for the ‘one only’ twenty minute exterior parking spot suggested as ‘Trade/Commercial Vehicle’ only.

**9. New Business:** Discussion only ensued

Erik Ross declared the meeting adjourned at 8:15 p.m. **MOVED BY:** Unit #606 - Lauren Lancaster

**SECOND BY:** Unit #405 - David Kelly **CARRIED**

The new Board was asked to stay behind to immediately convene a meeting.

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