WESTMOUNT PLACE

Condominium Corporation No. 8310969
Suite #420, 1100 – 8th Avenue SW, Calgary, Alberta, T2P 3T8

Minutes of Meeting of the Board of Directors
July 26, 2021

Present: Harrison Gallelli (chair)**,** Bob Boyd (minutes), Brenda Edwards, Rob Parry, Kathleen Dinneen, Melissa Collins, Jules Wilkins (from 6:15), Janan Tahir (Rancho Realty), Robin Klimchuk (Abbas part time to 6:11)
Absent:
The meeting was held via video conference

1. Call to order:
Meeting called to order at 5:30pm by Harrison Gallelli

2. Changes to the Agenda:
Obsolete items to be removed during discussion.

3. Board Motions and Decisions Since The Last Monthly Meeting

3.1 July 1, 2021 Motion by Harrison seconded by Rob to engage JB Construction for residential hall improvements. Improvements include removal of wallpaper and wainscotting, repairs and surface preparation for the wall and painting of the walls. Motion carried July 2.
3.2 July 8, 2021 Motion by Rob seconded by Jules to approve the May financial report and post to the web site. Motion carried July 8.
3.3 July 16, 2021 Decision to renew the Kydrid maintenance contract on the parkade overhead door.
3.4 July 23, 2021 Motion by Bob seconded by Rob to approve the minutes of the June 28 board meeting and post to the web site. Motion carried July 24.

4. Insurance (Led by Bob, Rancho, Abbas)
Note that as of January 1, 2020, per the revisions to the Condominium Property Act, the Owner is responsible for all damage caused by a water leak from their suite up to the insurance deductible. There is no longer a requirement to determine negligence.

4.1 DOL20210104 bathroom sink leak in unit 8 affecting units 8, 140, 137, 1A and 133. The shutoff valves in the suite were not functional and an emergency building water shutdown was required. The line to the sink was repaired on an emergency basis. All costs to unit 8 as the source of the water. The owner does not have insurance and the suite has not been occupied for over a year. Obtained rebuild quote from MDR. Abbas will not provide second rebuild quote as specialized skills required.

4.2 DOL20210503 Unit 50 toilet valve leak into unit 44. Temporary compression fitting installed in unit 50 which will need to be properly repaired at the next building water shutdown.

4.3 DOL20210503 Unit 27 washing machine drain leak into units 11, 3, 2, 139. Drywall repairs required. All costs to unit 27 as the source of the water. Abbas provided quote for repairs. Repairs are almost complete.

4.4 DOL20210517 Second floor bathroom drain overflow. Initially a plugged toilet with paper towels and the blue cloths (like J-cloths) like cleaners use. In attempting to clear the plug it was pushed down the line and the drain started overflowing with water from above. Affected main floor hallway, second floor hallway, units 141, 132, 131, 129C. Emergency response is complete. Second floor repairs to betterments and improvements to be handled by the affected owners. There was some question whether the emergency response cleaned all of the affected areas. We performed further cleaning.

4.5 DOL20210517 Fourth floor drain overflow. Plugged toilets in commercial bathroom. Owner brought in non-approved plumber in the evening. Plug was pushed to the area of the men's locker room where sewage came out of the drain. This would not be noticeable to the plumber as the locker area is closed. Damage to the 4th and 3rd floors and unit 131 that reported the problem. All costs to the owner of the 4th floor commercial washrooms. Emergency response complete. Abbas provided rebuild quote for the common areas and men's locker room. Quote was approved.

4.6 DOL20210522 Humidifier leak in unit 81 causing damage to unit 75 particularly the engineered hardwood flooring. All costs to unit 81 as the source of the water. Additionally unit 81 is negligent as per the previous letter to owners with respect to the dangers posed by humidifiers connected to the building water supply. The flooring in unit 75 is considered a betterment and improvement and will need to be addressed by the owner or its insurance. We are awaiting direction from the owner or its insurer.

4.7 DOL20210619 Bathroom toilet leak from unit 116 caused damage to unit 112. The owners are in communication to resolve the issue. This incident is considered complete.

4.8 DOL20210628 Chilled water air vent leak unit 126 affecting units 126, 121, 120, 108, 104. Building responsibility. Abbas and MDR to quote on repairs.

4.9 DOL20210629 Leak in mop closet off unit 140 caused by bad plumbing work by a contractor working for unit 140. It was determined there was no insurable loss.

5. Building Maintenance And Operations (Led by Bob, Harrison, Brenda, Abbas)

Abbas provided their report to the Board. Abbas meets weekly with the Maintenance Committee Monday afternoons at 1PM and produces an action items report for the weekly review.

5.1 Abbas confirmed all mechanical logs are up to date and installed in their proper locations.

5.2 Last domestic water shutdown June 29. Next shutdown is August 4.

5.3 Abbas are tracking water supply issues within suites. Some suites are experiencing hot water in the cold water lines. This may relate to the current high pressure in the lower DHW lines due to the failed PRV tree. The PRV tree will be replaced during the August 4 shutdown.

5.4 Hand dryers for the corporation rest rooms are currently being installed..

5.5 All vent stacks were cleaned including dryer, kitchen and bathroom. We are waiting on their report. Unfortunately some of the information we wanted regarding accessibility was lost.

5.6 We are investigating replacing drain pipes on the main floor that may be passed their prime. It may be good timing while the ceiling is down on the main floor lobby.

5.7 We expect to have a shutdown of the heating system sometime over the next couple of months for repair of Victaulic couplings.

5.8 Some common area washrooms have acquired multiple soap dispensers. Harrison and Katharine Jones to investigate.

6. Treasurer's Report (Led by Rob):

6.1 GST was correct at the end of March as MRA filed their final GST report to the CRA. Rob to look into the GST issue.

6.2 Arrears are currently about $50k. There are a few owners that have not paid their condo fees since March and a number of charge backs and fines that have not been paid. Rancho will send letters to the owners with arrears giving them 10 days to pay or we will begin legal action.

6.3 Rob is looking into the June financial reports. There are a number of items that need to be corrected. There are also a number of new accounts that need to be set up. We expect this will be done by the end of the week. Also the financial reports don't seem to show the income from the storage lockers.

6.4 Four of the lockers in the parkade are under lease.

6.5 Suite 503 is rented until the end of May 2022.

6.6 Two motorcycle stalls are now rented to the end of the year.

7. Building Management (Committee of the Whole):

Rancho provides a Property Managers report before each meeting.

7.1 Parkade cleaning last completed May 29. Next cleaning in the fall.

7.2 Window cleaning is complete. A heavy wind gust pushed a cleaner into a window on the 27th floor breaking the outer pane. Some damage on the 26th floor and a 20th floor balcony. Repairs are being handled by the window cleaners, Rockyview.

7.3 Carpet cleaning last completed June 7. Next cleaning scheduled for December.

7.4 Unit 109 has condensation in one window. Also we have the same issue with some of the windows in the pool area. We have hired Alpine Glass to replace the windows as well as fix

a flashing in unit 2. There was a problem with the glass Alpine planned to install and it has to be re-ordered.

7.5 Bob and Janan to review the Contract Expire List and Yearly Planning Guide that Rancho includes with its monthly report.

7.6 Normac (formerly Reliance) has been contacted to update the insurance appraisal.

8. Bylaws (Committee of the Whole):

8.1 The existing renovation sites appear to be in compliance with the bylaws and approved renovation requests except as noted below.

8.2 A fine is currently in place of $500/week for unit 22 for having a dog in the building. This fine has been in place since June 19. The owner of unit 22 was further advised on July 22, 2021 that they had until August 23 to remove the dog from the premises or the Board would apply for a court order to have it removed.

8.3 July 8, 2021 complaint received about the owner of unit 106 allowing materials to blow off its balcony. Owner notified.

8.4 July 13, 2021 A resident did not stop at the bottom of the ramp into the parkade and allowed a thief into the parkade. Resident notified. The stolen bike was recovered.

8.5 July 14, 2021 Waste Management advised of an overloaded recycle container and charged an extra costs. Owners are required not to overfill the recycle container. We may charge back to any suite that overloads the containers.

9. Building Mechanical Projects (Bob, Harrison, Brenda):

9.1 We have engaged Katharine Jones for the lobby renovation project. This was accelerated due to the overflow of the second floor drain which destroyed the lobby ceiling. The first part of the work will be to review the MUA and cooling requirements for the main floor. We have hired Smith and Anderson for the engineering work.

9.2 We are in the process of finishing the resurfacing of the 5th floor walls that was started a few years ago. Katharine Jones has been engaged.

9.3 We are in the process of renovating the residential hallways to the design produced by McKinley Burkhart last year. JB Construction has started on floors 27-25 and will be working their way down the building at a rate of approximately 2 weeks per floor. They are removing the wallpaper and wainscotting, repairing and resurfacing the walls and painting.

9.4 We have engaged the Wizards of Electrostatic Painting to paint the elevator doors. They will be following the work done by JB Construction.

10. Owner Renovations (Bob, Janan):

10.1 April 28, 2021 Renovation request from unit 65 to replace flooring and paint. Formal request received and approved July 4.

10.2 June 1, 2021 Renovation request from unit 64 to improve main bathroom. Contractor clarified July 26.

10.3 June 29, 2021 Non-approved renovation identified in unit 6. Renovation work stopped until request submitted and approved. Request received June 30 and approved July 1.

10.4 July 8, 2021 Renovation request received from unit 74 to replace flooring, move closet, replace kitchen, new lighting and paint in the unit. Approved July 11.

11. Building Design Projects (Kathleen, Harrison):

11.1 No activity.

12. Legal (Committee of the Whole):

12.1 It was decided to apply for dismissal of the legal action by Roger Lamy against the corporation. There has been no action that would progress this case since 2014 and it has not been progressible since 2017. The case has been dismissed.

12.2 It was decided to apply for dismissal of the legal action by the owner of unit 38 against the corporation. There has been no action that would progress this case since 2018 and it is no longer progressible per the Alberta Rules of Court.

12.3 We (again) agreed to participate in a non-binding JDR with respect to the Westcor lawsuit. The intent is that a judge would provide an opinion on the likely outcome of the case that the parties could consider in coming to a settlement. There is no date set.

13. Other (Committee of the Whole):

13.1 With the removal of most COVID restrictions by the Alberta government we will be re-opening the gym on July 1 at 9am and the racquet courts on July 5 at 9am. The pool area will remain closed for repairs to the shower areas and the pool area.

13.2 It was decided to hold the AGM in September. Subsequent to the meeting it was decided the AGM would be held on September 8 at the Kerby Centre.

13.3 Harrison to contact McLeod Law about revising our bylaws, particularly the ones that contradict the revised Act.

13.4 Harrison prepared a letter to the owners on various topics including our condo fees and the upcoming building renovations. This has been sent to all owners.

14. Adjourned:

Meeting adjourned at 7:12pm.

Proposed Remaining Regular Meeting Schedule:

(Regular Board meetings are held at 5:30PM via Zoom)

20210830 Regular Board Meeting

20210908 Annual General Meeting at Kerby Centre at 7PM

Officers of the Board:

President: Harrison Gallelli
Vice President: Brenda Edwards
Treasurer: Rob Parry
Secretary: Bob Boyd

Committees:

Maintenance: Bob, Harrison, Brenda, Abbas, Janan
Design: Kathleen, Harrison, Lee Mills, Margrit Mortensen
Insurance: Bob, Harrison, Brenda, Rancho
Communications: Melissa, Harrison
Landscaping: Kathleen, Lorraine Ellert
Social: Mona Jones

Contacting The Board:

The Board can be contacted through the Westmount Place web site at https://westmountplacecalgary.org/. Log in with your user name and navigate to under the Board Members 2019-20 tab. There you can contact all the Board members or an individual Board member if preferred. Creating a new profile is easy if not already registered.
Residents can also use the Contact Us or Contact Building Manager.
Residents can also directly email the Property Manager, Theresa Persihl, until March 31 and request the email be sent to the Board. After April 1 they can email the new Condominium Manager, Janan Tahir at jtahir@ranchogroup.com.
Residents can also drop a letter off at the security desk addressed to the Westmount Place Board of Directors.