WESTMOUNT PLACE

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

Minutes of Meeting of the Board of Directors
October 25, 2021

Present: Harrison Gallelli (chair)**,** Bob Boyd (minutes), Brenda Edwards, Rob Parry, Kathleen Dinneen, Jules Wilkins, Melissa Collins, Janan Tahir (Rancho Realty to 6:45), Robin Klimchuk (Abbas part time to 5:57)
Absent:
The meeting was held via video conference

1. Call to order:
Meeting called to order at 5:31pm 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 Oct 4, 2021 Decision to have Tru-Craft Roofing investigate or repair the deck drain leak into unit 125
3.2 Oct 4, 2021 Decision to require units 13 and 52 perform their own in-suite insurance repairs as they are not providing access to our contractors to perform the repairs. Our contractor to be paid for the work already completed.
3.3 Oct 12, 2021 Motion by Bob seconded by Rob to proceed with legal action against the owner of unit 106 to collect arrears owed to the Corporation. Motion carried Oct 12.
3.4 Oct 13, 2021 Motion by Harrison seconded by Brenda to select Waste Connections as our waste removal contractor for the next 3 years. Motion carried Oct 15.
3.5 Oct 15, 2021 Motion by Rob seconded by Bob to approve the August financial reports and post to the web site. Motion carried Oct 18.
3.6 Oct 18, 2021 Decision to accept the quote from Xtremeaxis to repair the balcony of unit 83.
3.7 Oct 21, 2021 Motion by Bob seconded by Rob to accept the proposal from Transalta to supply electricity to Westmount Place for the next 5 years. Motion carried Oct 21.
3.8 Oct 24, 2021 Motion by Bob seconded by Harrison to approve the minutes of the Sept 27 board meeting and post them to the web site. Motion carried Oct. 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 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. The owner and its insurer are proceeding with repairs. Our insurance will cover the base cost excluding B&I.

4.2 DOL20210830 Drain pipe leak into unit141. No damage. Drain pipe has been replaced.

4.3 DOL20210929 Chilled water vent leak in unit 93. Emergency response complete.

4.4 DOL20211011 Washing machine fixture valve leak in unit 36. Emergency building water shutdown required to stop leak. No further damage.

4.5 DOL20211020 Leak from drain pipe on main floor during replacement. Emergency response is complete.

4.6 DOL20211022 Leak from unit 50 bathtub into units 44 and 38. Only damage in unit 38. New bathtub in unit 50 renovation not approved and plumber not approved. All costs to unit 50. Abbas to quote repairs.

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 Oct 20. Next shutdown Nov 3.

5.3 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. We have received quotes and the first pipe to be replaced will be the main line over the entrance. We intended to replace the section of pipe above the entrance during the Oct 20 shutdown. We were unable to complete this due to excessive buildup in the pipe. Pipe was steam cleaned and replacement rescheduled to Nov 3.

5.4 We expect to have a shutdown of the hydronic heating system this week for repair of Victaulic couplings.

5.5 We are currently repairing the balcony railing for unit 83. We would like to address other balcony concerns with a project in 2022.

5.6 There may be a problem with the chilled water plastic air bleeders which were installed in the past. This will be investigated over the winter.

5.7 Work is ongoing in the change rooms to repair the damaged walls and tiles.

5.8 The garbage chutes will be locked off over the weekend as we change waste removal companies.

5.9 A new model door closer will be installed on the P1E door to see if it can do a better job of closing our parkade doors.

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

6.1 GST is current.
6.2 Arrears are currently about $14k. Demand letters to be sent to units 50, 75, and 138.
6.3 Brenda and Kathleen to look into missing charge back invoices from 2019 and 2020. Need to obtain the invoices. Harrison looking into missing boxes of invoices.
6.4 Rob sent require changes to Sept financial reports.
6.5 Janan to check the payments to JB Construction are being sent to the company and not an individual.
6.6 A meeting to discuss the 2022 budget was set for Nov 8 at 5:30PM via Zoom.
6.7 Rob will prepare a presentation on the 2022 budget instead of holding a town hall meeting.
6.8 Four of the lockers in the parkade are under lease. Janan to look into issues relating to collecting the rent.
6.9 Suite 503 is rented until the end of May 2022.
6.10 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. We continue to face challenges working with glass companies. Window replaced Oct 13.
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 updated the insurance appraisal. Janan obtained quotes from Gallagher, Hub and BFL.
7.7 Motion by Harrison seconded by Jules to accept the insurance quote from Gallagher. Motion carried.
7.8 We will try using a lid on the recycle bin as a mechanism to minimize the boxes going into the bin that are not broken down. This should allow us to handle more recycle.

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. As of today the dog is still residing in the building.

8.3 Oct 9, 16 2021 complaints received of cigarette smoke from unit 110. Janan sent warning note to the management company.

8.4 Oct 18, 2021 complaint received of cigarette smoke from unit 79.

8.5 Unit 50 appears to be performing renovations not approved. Work to be repaired and completed by a contractor on the approved list.

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

9.1 We are proceeding with the recommendations of Smith+Anderson for modifications to the MUA and cooling on the main floor.

9.2 We are in the process of renovating the residential hallways to the design produced by McKinley Burkhart last year. JB Construction has completed floors 27-22 and is working on floors 19-21. They will be working their way down the building at a rate of approximately 2 weeks per floor. They are removing the wallpaper and moulding, repairing and resurfacing the walls and painting.

9.3 We have engaged the Wizards of Electrostatic Painting to paint the elevator doors. They will be following the work done by JB Construction. They will also be painting all of the metal doors on each floor.

9.4 After the painting is complete we will be replacing the carpet on the residential floors. That will be followed by doors, lighting and trim and accents. Timing of these items will depend on their priority among the other work going on.

9.5 We have received the post tensioned cable inspection report for 2021. This year the parkade only was inspected. There does not appear to be any problems that would warrant a repair project in 2022. The report will be posted.

10. Owner Renovations (Bob, Janan):

10.1 Oct 18, 2021 Unit 140 has hired an engineering firm to propose a revision to the MUA supply on the 4th floor.

11. Building Design Projects (Kathleen, Harrison):

11.1 We will want to select the residential floor carpet over the next few weeks.

12. Legal (Committee of the Whole):

12.1 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. The court granted our request for dismissal. The owner of unit 38 is appealing the ruling.

12.2 We are in the process of applying for a court order to have the dog in unit 22 removed from the building as the owner is ignoring our requests and not paying their fine.

13. Other (Committee of the Whole):

13.1 With the sale of units 128C, 129C and 134 one parking stall was surrendered to the Corporation.

13.2 Motion by Bob seconded by Brenda to assign parking stall 196 to unit 68. Motion carried Jules opposed.

13.3 Motion by Bob seconded by Harrison to post the minutes of the AGM held Sept 8, 2021 in draft form. The minutes will remain in draft form until approved by the owners. Motion carried.

14. Adjourned:

Meeting adjourned at 7:23pm.

Proposed Remaining Regular Meeting Schedule:
(Regular Board meetings are held at 5:30PM via Zoom)
20211122 Regular Board Meeting
20220124 Regular Board Meeting

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.