WESTMOUNT PLACE

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

Minutes of Meeting of the Board of Directors
November 22, 2021

Present: Harrison Gallelli (chair)**,** Bob Boyd (minutes), Brenda Edwards, Rob Parry, Kathleen Dinneen, Jules Wilkins (to 7:28), Melissa Collins (to 7:09), Janan Tahir (Rancho Realty), Patrick Payne (Abbas part time to 5:59)
Absent:
The meeting was held via video conference

1. Call to order:
Meeting called to order at 5:34pm 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 Nov 14, 2021 Decision to select the carpet to be used for the residential hallways. Carpet is Shaw Contract Textile Carpet Tile 5T279 with Ecoworx backing color Patent #79505.
3.2 Nov 21, 2021 Motion by Bob seconded by Brenda to approve the minutes of the Oct 25 board meeting and post them to the web site. Motion carried Nov 22.

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. Proposed flooring approved.
4.2 DOL20210929 Chilled water vent leak in unit 93. Emergency response complete. MDR rebuild proposal has been accepted.

4.3 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 quote to rebuild has been approved.

4.4 DOL20211026 Damage from Victaulic coupling leaks and repairs in 2021. Abbas to quote on all suites with drywall damage. Unit 60 flooring damage reported.

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 Nov 3. Next shutdown Dec 8.

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 that was replaced was the main line over the entrance. We will do the remaining drain pipes over the next few months.

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

5.5 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.

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

5.7 A new model door closer was installed on the P1E door to see if it can do a better job of closing our parkade doors. This will be extended to the remaining doors in the parkade elevator lobbies and vestibules.

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

6.1 GST is current.

6.2 Arrears are currently about $14k.

6.3 With respect to arrears account send demand letters to unit 138. Turn over to McLeod Law for collection or foreclosure units 50, 27, 19 and 75. Give units 21 and 90 ten days to pay or remove their items from the storage lockers they are renting. Bob to assist with separation of arrears for units 140 and 138. Janan to look into arrears for the new owner of unit 129C.

6.4 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.

6.5 Janan to check the payments to JB Construction are being sent to the company and not an individual. This was confirmed.

6.6 Upon a motion duly made by Rob Parry and seconded by Harrison Gallelli it was resolved that the Westmount Place 2022 budget be hereby adopted for operating expenses, reserve fund contributions and contingency totalling $2,264,842 for the fiscal year commencing

January 1, 2022. The budget of $2,264,842 consists of operating expenses of $1,564,842, reserve fund contributions of $600,000 and a contingency fund of $100,000. It is intended the contingency fund will be transferred to the reserve fund in early 2023. The amount of $2,264,842 will be raised through condominium unit fees assessment of $2,242,272 and $22,570 via other sources. Motion unanimously carried.

6.7 The amount of $2,242,272 represents an approximate 1.03% increase in the amount collected via unit fees. Costs continue to escalate, particularly insurance premiums. There will be some relief with the ending of our Shaw Cable TV contract at the end of July.

6.8 Four of the lockers in the parkade are under lease. Janan to look into issues relating to collecting the rent. Anyone not making their rental fees current will be given 10 days to clear out their locker.

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 December 4. Parking at the north Kerby lot has been arranged.

7.2 Spring 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. So far one window has been replaced.

7.3 Motion by Kathleen seconded by Rob to have a fall window cleaning. Motion defeated.

7.4 Carpet cleaning last completed June 7. Next cleaning scheduled for December 6.

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

7.6 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 Motion by Harrison seconded by Brenda to give unit 78 until December 8, 2021 to perform repairs to their suite plumbing to bring it up to working order and until December 15 to complete the repairs after which a $50/day fine would apply. Motion carried.

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. This has been delayed by issues replacing the drain pipes.

9.2 We are in the process of renovating the residential hallways to the design produced by McKinley Burkhart last year. JB Construction 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.

10. Owner Renovations (Bob, Janan):

10.1 Nov 16, 2021 Request from unit 83 to replace most lighting and install new stove and range hood. Approved.

10.2 Nov 18, 2021 Informal request from unit 66 to replace two toilets.

11. Building Design Projects (Kathleen, Harrison):

11.1 No items

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. The appeal likely will be delayed until April 2022 or later.

12.2 We have applied 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. A hearing is set for Nov 30.

13. Other (Committee of the Whole):

13.1 It was decided that we would put together a petition to our City Councillor to have the C-Train car covered in graffiti removed from the street in front of our building.

13.2 Melissa will look into the feasibility of setting up a restriction exemption program for our gym to allow us to re-open this facility.

14. Adjourned:

Meeting adjourned at 8:01pm.

Proposed Remaining Regular Meeting Schedule:

(Regular Board meetings are held at 5:30PM via Zoom)
20220124 Regular Board Meeting
20220228 Regular Board Meeting
20220328 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 2019-22 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.