WESTMOUNT PLACE

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

Minutes of Meeting of the Board of Directors
January 24, 2022

Present: Harrison Gallelli (chair)**,** Bob Boyd (minutes), Brenda Edwards, Rob Parry, Kathleen Dinneen, Jules Wilkins, Janan Tahir (Rancho Realty to 6:40), Patrick Payne (Abbas part time to 5:55)
Absent: Melissa Collins
The meeting was held via video conference

1. Call to order:
Meeting called to order at 5:38pm 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 26, 2021 Motion by Rob seconded by Brenda to approve the October 2021 financial report and post to the web site. Motion carried Nov 27.
3.2 Nov 29, 2021 Decision to use Xtremeaxis to replace 4 windows.
3.3 Nov 30, 2021 Decision to install privacy film on the gym and board room windows.
3.4 Dec 13, 2021 Decision to have Abbas repair drywall damage due to curtain wall window leaks in units 36, 42 and 48.
3.5 Dec 13, 2021 Motion by Bob seconded by Brenda to provide a small Christmas gift to our employees. Motion carried Dec 13.
3.6 Dec 15, 2021 Decision to accept the KBM quote to supply and install carpet in the residential hallways.
3.7 Jan 9, 2022 Motion by Rob seconded by Brenda to approve the November 2021 financial report and post to the web site. Motion carried Jan 10.
3.8 Jan 12, 2022 Decision to have Fountainhead replace the drain pipes above the main floor hallway.
3.9 Jan 12, 2022 Motion by Harrison seconded by Brenda to purchase a Luxer parcel management system. Motion carried Jan 24. Colour to be black.
3.10 Jan 12, 2022 Decision to have Kydrid supply and install replacement door closers for the parkade elevator lobby and vestibule doors.
3.11 Jan 21, 2022 Motion by Bob seconded by Jules to approve the minutes of the Nov 22 board meeting and post them to the web site. Motion carried Jan 21.

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 DOL20210503 Owner of unit 27 queried if his floors would be replaced. The suite was inspected by Bob and Abbas and it was determined that the floors were not damaged and all repairs had been completed.

4.2 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. Flooring installed. Owner is disputing the bylaw making B&I the responsibility of the owner. We will provide the Owner with a letter clarifying our position.

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. Rebuild complete.

4.4 DOL20211026 Damage from Victaulic coupling leaks and repairs in 2021. Abbas quoted on all suites with drywall damage and were approved for all units except 66 and 95 who will do their repairs themselves. Unit 60 flooring damage reported and quote from Jordan Flooring approved and the flooring has been installed.

4.5 DOL20220104 Leaking pipe in 4th floor electrical room. Leak contained and no damage.

4.6 DOL20220121 Leaking gauge in unit 140. Emergency response is complete and no damage.

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 2PM 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 Jan 19. Next shutdown not scheduled.

5.3 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.

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

5.5 Due to an incident where an Owner did not notify contractors that they were COVID positive, Abbas will be bringing back the pre-entry questionnaire.

5.6 Unit 7 is insisting that their problem with a sink draining slowly is a building problem. We don't believe this to be the case as nothing other than their sink is affected. Also there

isn't a problem with water coming back into their unit as is normal with plugs in the common piping. We will investigate further.

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

6.1 GST is current.
6.2 Arrears are currently about $16k.
6.3 Turn over to McLeod Law for collection or foreclosure units 138 and 19. Janan to look into arrears for unit 50. An arrears letter should be sent to unit 27. We will deduct the arrears for unit 75 from their insurance rebuild payment. The amount showing as arrears for unit 5 is incorrect and should be removed from their account.
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 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.
6.6 Suite 503 is rented until the end of May 2022.
6.7 We are currently waiting for the Dec 2021 financial statements. The National Bank statements are now available on line.
6.8 Cremers will maintain their pricing for the audit the same as last year.

7. Building Management (Committee of the Whole):

Rancho provides a Property Managers report before each meeting.

7.1 Parkade cleaning last completed Dec 4. Next cleaning in the late spring
7.2 Carpet cleaning last completed Dec 6. Next cleaning scheduled for the spring.
7.3 Bob and Janan to review the Contract Expire List and Yearly Planning Guide that Rancho includes with its monthly report.
7.4 It was decided to renew the Commissionaires contract.
7.5 Unit 123 believes the Condominium Corporation should pay for the repair of their deck access door. We will provide a letter clarifying our position.
7.6 The issue of potential dangers posed by electric vehicles (batteries) in our parkade was discussed.
7.7 Janan to notify Shaw of our intent to cancel our cable TV contract effective July 31.

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

8.3 During the parkade cleaning on Dec 4, 2021 there were 8 stalls with vehicles when the parkade cleaning started. The owners were fined $100 for each stall.

8.4 Jan 6, 2022 unit 106 brought a dog into the building. They were advised that dogs are not allowed as a resident or guest and the dog was removed.

8.5 Jan 10, 2022 a complaint was received about excess noise originating in unit 12 possibly due to an improperly renovated floor. We are investigating.

8.6 We have had difficulties accessing unit 140 to perform needed repairs to the common property over the last couple of years. On the Jan 19 water shutdown we were not provided clear access to the area needed to replace a failed drain line. Unit 140 will be back charged the costs for our contractors who were unable to perform their work.

8.7 Motion by Bob seconded by Brenda to fine the Owner of unit 140 the amount of $300.00 per instance for any future failures to provide access when requested by the necessary notice. 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 and fire hose cabinets on each floor.

9.4 After the painting is complete we will be replacing the carpet on the residential floors. The carpet has been ordered and is available in the US.

9.5 Carpet 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.

9.6 We will be replacing the drain piping running above the main floor hallway at the next building water shutdown.

9.7 We have purchased a Luxer parcel management system which will be installed in the main floor hallway across from suite 111. This will minimize the need for parcels to be kept in the foyer by the security desk and for our staff to be involved in parcel distribution. It will tie into Rancho's resident database and send text or emails to residents who receive a package. There will be a storage fee charged to Owners who do not promptly pick up their parcels.

9.8 It was decided to go ahead with the Entuitive proposals for a parkade condition assessment and PT cable inspection.

10. Owner Renovations (Bob, Janan):

10.1 Nov 23, 2021 Request from unit 75 to replace their flooring. Approved Nov 24.
10.2 Dec 2, 2021 Request from unit 134 to paint their walls and rebuild kitchen and powder room. Approved Dec 9.
10.3 Dec 3, 2021 Request from unit 82 to rebuild kitchen and bathrooms. Approved Dec 15.
10.4 Dec 6, 2021 Request from unit 78 to replace shutoff valves and repair or replace fixtures. Approved Dec 6.
10.5 Dec 24, 2021 Request from unit 83 to install new shutoff valves. Approved.
10.6 Jan 6, 2022 Query from unit 12 about mounting a TV on an exterior wall. A request is not required to hang items on the wall but they need to be careful to keep the vapour barrier intact on exterior walls.
10.7 Jan 13, 2022 Request from unit 66 to replace their toilets. Approved Jan 14. The required metal nut supply lines are hard to obtain. Fountainhead can only get them from Amazon. Due to the supply issues Fountainhead is no longer offering to replace toilet supply lines.
10.8 Jan 18, 2022 Request from unit 14 to replace their shutoff valves. Approved Jan 19.

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. The owners of unit 22 have filed a complaint with the AHRC. A Master stayed our request to remove the dog until the AHRC rules. We are appealing the stay.
12.3 We have been made aware that the JDR in the Westcor case will likely take place in early April.

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 7:20pm.

Proposed Remaining Regular Meeting Schedule:

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