WESTMOUNT PLACE

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

Minutes of Meeting of the Board of Directors
March 28, 2022

Present: Harrison Gallelli (chair)**,** Bob Boyd (minutes), Brenda Edwards, Rob Parry, Kathleen Dinneen, Janan Tahir (Rancho Realty to 6:58), Patrick Payne (Abbas part time to 5:47)
Absent: Melissa Collins, Jules Wilkins
The meeting was held via video conference

1. Call to order:
Meeting called to order at 5:32pm 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 Feb 28, 2022 Motion by Rob seconded by Harrison to approve the January 2022 financial report and post to the web site. Motion carried Mar 28.
3.2 Mar 3, 2022 Decision to approve the new Abbas building operator contract effective Jan 1, 2022.
3.3 Mar 7, 2022 Decision to award the 2022 annual fire inspection to JPW fire.
3.4 Mar 8, 2022 Decision to award the 2022 roof anchor inspection to Madden Mathews
3.5 Mar 11, 2022 Decision to approve Fountainhead quotes to add insulation to the main floor drain lines, replace corroded drain lines on P1 and replace corroded drain lines for the second floor washrooms.
3.6 Mar 14, 2022 Decision to approve the Rockyview quote for a spring window cleaning.
3.7 Mar 24, 2022 Motion by Bob seconded by Rob to approve the minutes of the Feb 28 board meeting and post them to the web site. Motion carried Mar 24.
3.8 Mar 25, 2022 Decision to accept renewal of the lease on suite 503 until May 2023 and to paint the bathroom.

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. Flooring installed. Drywall repair is underway by the owner. Owner returned cheque for reimbursement of its costs. Owners account to be credited instead.

4.2 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. All repairs are either in progress or completed.

4.3 DOL20220301 Toilet supply line leak from unit 61 into unit 55. All costs to unit 61. Owner had spray device attached to toilet supply line. Owner instructed to remove spray device.

4.4 DOL20220305 Leak from unit 127 shower into unit 125.

4.5 DOL20220321 Unit 63 sink overflow into unit 57. Owner fell asleep filling his bathroom sink. All costs to the owner of unit 63. Minor damage to unit 57.

4.6 DOL20220321 Unit 73 bathtub leak into unit 67. Caulking around tub failed. All costs to owner of unit 73. Minor damage to unit 67.

4.7 DOL20220326 Victaulic leak 2022. Damage in units 2, CP, 139, 1A. Containing leak for now.

4.8 DOL20220328 Toilet overflow unit 128A. All costs to owner. Owner handling.

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 Feb 23. Next shutdown not scheduled.

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

5.4 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 confirmed that the suite plumbing is as per the drawings. Further work will require removal of the cabinetry to access the pipe in the wall.

5.5 One of the RBI boilers was down last week during the really cold weather. That may have been the cause of some complaints over lack of heat. It has been repaired and is back in service.

5.6 The main heat exchanger for heating the domestic water is leaking. We are obtaining quotes for repairs.

5.7 The domestic water reheat pump on the third floor had a power issue which has been repaired. The back up pump does not seem to be able to keep the recirculation flow up so some owners experienced delays in getting hot water. We will be purchasing a spare unit.
5.8 The compactor has a hydraulic leak. We are waiting on quotes to repair.

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

6.1 GST is current.
6.2 Arrears are currently about $24k.
6.3 A reminder to be sent to unit 72. Send warning letter to unit 81. Credit the account of unit 75 with his insurance payment less the amount owed. Back charge unit 81 the amount of the insurance payment.
6.4 Rob to review the February financial statement.
6.5 The 2021 financial statements are sent to the auditor.
6.6 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.
6.7 Suite 503 is rented until the end of May 2023.

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 The parkade driving lanes were dry cleaned on March 11.
7.5 JPW Fire performed the annual fire inspection.
7.6 We have obtained bids for performing the 2022 reserve fund study. Janan to ask the bidders to also quote on doing the BEVA report at the same time.

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 Jan 10, 2022 a complaint was received about excess noise originating in unit 12 possibly due to an improperly renovated floor. We are investigating.
8.3 Unit 46 vehicle is extending outside the stall limits. They have been warned previously. Motion by Harrison seconded by Brenda to fine unit 46 the amount of $50 per day for any day the vehicle is found outside its stall limits. Motion carried.

8.4 Unit 53 from time to time parks a bus in the driveway for extended lengths of time ignoring requests from security to move. Motion by Harrison seconded by Bob to fine unit 53 the amount of $250 per instance if the bus is parked in the driveway. Motion carried.

8.5 Unit 92 vehicle is extending outside its stall limits. Decision to send a warning letter to the owner.

8.6 Unit 110 brought in an unapproved plumber over the objections of building security. Motion by Bob seconded by Brenda to fine unit 110 the amount of $300 per instance for bringing non-approved contractors into the building. Motion carried.

8.7 Unit 81 car leaking oil into parkade stall. The vehicle is banned from the parkade until the leak is repaired. The owner to clean the parking stall at their expense and effort.

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 received and is being stored by the supplier. Prior to installing the carpet we will be installing black thresholds under the suite doors to transition between the suite flooring and hallway carpet.

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 and their availability.

9.6 The residential suite doors will be painted black and have new locks installed, a peephole, a suite number and a doorbell. The type of locks was discussed and it was agreed to hold a special meeting in a week to further discuss.

9.7 We replaced the drain piping running above the main floor hallway. We are continuing with the project to replace failed drain pipes above the hallway, in the fourth floor ceiling space and in the parkade.

9.8 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.

10. Owner Renovations (Bob, Janan):

10.1 Jan 19, 2022, Mar 20, 2022 Plans received from unit 140 to modify the MUA system. Review deferred due to suite owner being in arrears and access issues. Plans will be reviewed once these issues have been resolved.

10.2 Feb 16, 2022 Request from unit 122 to renovate their kitchen. Approved Mar 13.

11. Building Design Projects (Kathleen, Harrison):

11.1 The residential suite doors will be painted black. We are in the process of resolving the associated hardware for the doors (lock, peephole, knocker or doorbell, suite number).

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 hearing is scheduled for April 14, 2022.

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 however this issue is no longer urgent as the dog has passed away. Hearing scheduled for May 10, 2022.

12.3 We have been made aware that the JDR in the Westcor case will likely take place in early April however this has not been confirmed.

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. Kathleen has drafted a petition that has been approved by the board. Harrison to format then the petition to be left at the security desk.

13.2 We have received a letter from a second floor owner who is concerned over the way the second floor hallway is maintained and concerned that the second floor owners effectively pay higher condo fees than other owners. For reference the second floor hallway is not common property but a suite owned by the second floor owners in proportion to their ownership on the floor. This means they pay condo fees on the hallway and are responsible to maintain it. Bob provided a response to the owner based on the discussion at the last board meeting.

13.3 During our review of the second floor request we found that the electrical area had been relocated at some time in the past. The size of the new area is slightly less than the old area. It was decided that this was not a significant issue, the space is a wash, and we would not pursue any action.

13.4 It was decided the next AGM would be in the fall. We would likely combine the budget meeting with the AGM.

14. Adjourned:

Meeting adjourned at 7:50pm.

Proposed Remaining Regular Meeting Schedule:

(Regular Board meetings are held at 5:30PM via Zoom)
20220425 Regular Board Meeting
20220523 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 forms on the web site.
Residents can also directly email the 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.