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 10, 2017

Present: Reg Wamboldt (chair until 5:35), Bob Boyd (minutes), Mona Jones, Lee Mills (from 5:35), Daniel Gonzalez (from 5:45 via cell speaker phone), Susannah Mason(from 5:45 via cell speaker phone)
Absent:
The meeting was held in the boardroom of suite 420

1. **Call to order:**
   Meeting called to order at 5:08pm by Reg Wamboldt.

2. **Changes to the Agenda:**
   This was an ad-hock board meeting called by Bob for the purpose of discussing and progressing the following urgent issues:
   - pool operator issue
   - snow removal issue
   - reserve fund study
   - bulkhead design and project

3. **Discussion:**

   The pool operator issue has not been resolved. We are looking at ways to resolve the insurance issue that Abbas has or hiring a Westmount Place employee to be responsible for the pool. Both options are potentially problematic and expensive. There doesn't seem to be any companies that provide a daily monitoring service as required by Alberta Health.

   Resolution of the snow removal issue is urgent as we can expect snow anytime. Sandra has obtained a couple of quotes but these require further work. It was decided to go with the lowest quote if it is recommended by Sandra.

   The reserve fund study was revised by Entuitive to reflect our discussion with them in August except for the issue around replacement of the suite doors and windows. The spending plan for next year is now in line with our spending plan in terms of the amount collected although there are differences in details. Lee to set up a final meeting with Entuitive before October 20 so that the issues can be put to bed and the study finalized.

The Design Committee members met on October 3 to provide a recommendation on the bulkhead design. It is considered a high priority as our residential hallways are currently somewhat unsightly. The recommendation was that the bulkheads be vertically oriented and attached to the walls of the hallway. They should extend just below the suite vents but otherwise be as small as practical. They should be painted the same colour as the walls. Many of the exit signs will need to be relocated and oriented so they can be seen when looking down the hallway.

It was decided to accept the recommendation of the Design Committee provided we receive quotes that are in line with our expectations and that we would get the successful bidder started as soon as we can. We had previously obtained budgetary quotes on the bulkhead which will need to be revised once the full bulkhead specifications are available.

It was also decided that we would include patching of the drywall around the new fire phones with the bulkhead project.

New mats were discussed and Lee brought a sample. It was decided that either mat bid was acceptable and both were within the budgeted amount. Lee to select a supplier and order the mats.

4. **Adjourned:**
   Meeting adjourned at 6:43pm.
   The next Board meeting is scheduled for October 16, 2017 at 5:30pm.