WESTMOUNT PLACE

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

Minutes of Meeting of the Board of Directors
February 27, 2023

Present: Harrison Gallelli (chair)**,** Bob Boyd (minutes), Brenda Edwards, Rob Parry, Kathleen Dinneen, Madeline Pearce, Janan Tahir (Rancho Realty), Keynan Payne (Fountainhead part time to 5:55)
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 Jan 30, 2023 Motion by Rob seconded by Bob to approve the December 2022 financial report and post to the web site. Motion carried Feb 27.
3.2 Feb 7, 2023 Decision to paint the parkade elevator lobbies and billiards room.
3.3 Feb 13, 2023 Motion by Harrison seconded by Brenda to fine unit 124 the amount of $300/week for an illegal non-approved renovation until the renovation request is provided. Motion carried Feb 13.
3.4 Feb 15, 2023 Decision to accept the JCI quote to plug a failed tube in the chiller.
3.5 Feb 15, 2023 Motion by Bob seconded by Harrison to approve the budget for the deck repair project floors 9, 22, 28 and award the work to Tru-Craft. Motion carried Feb 15.
3.6 Feb 15, 2023 Motion by Bob seconded by Harrison to approve the budget for the parkade concrete repair project and award the work to Rescon. Motion carried Feb 15.
3.7 Feb 16, 2023 Decision to award window replacements in unit 74 and the pool area to Chinook Glass.
3.8 Feb 26, 2023 Motion by Bob seconded Kathleen to approve the minutes of the Jan 30 board meeting and post to the web site. Motion carried Feb 27.

4. Insurance (Led by Bob, Rancho, Fountainhead)

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 Unit 81 humidifier leak into unit 75. All costs to unit 81. Owner of unit 75 originally said they would repair a remaining hole in their drywall. They now want the Condo Corp. To do the repair. As this is less than 2 years we will perform the repair. Keynan to obtain quote.

4.2 DOL20220326 Victaulic leaks in 2022. Damage in many units. Cambrian Condo Consulting has been hired to manage the in-suite repairs. Walls opened for access to the R2 riser will get a temporary repair as we will be opening them next year to install the new components to manage thermal expansion. Temporary repair is complete and repairs in other units are in progress.

4.3 DOL20221208 Unit 91 sink leak. Fixture isolation leaking water into suite. Property manager for the suite brought in non-approved company for the emergency response. Response did not adequately address the problem so we brought in MDR. Emergency response is complete. Property manager will arrange rebuild. All costs to unit 91. Keynan to check if repair is complete.

4.4 DOL20221220 Pool overflowed when being filled. Damage to stairwell and unit 141. Emergency response complete and rebuild is complete.

5. Building Maintenance And Operations (Led by Bob, Harrison, Brenda, Fountainhead)

Fountainhead provided their report to the Board. Fountainhead meets weekly with the Maintenance Committee Monday afternoons at 2PM and produces an action items report for the weekly review.

5.1 Fountainhead confirmed all mechanical logs are installed in their proper locations but some need updating.

5.2 Last domestic water shutdown Feb 8. Next scheduled for Mar 1.

5.3 We are in the process of cleaning the pool area and getting it re-certified by AHS. New drain information will have to be resubmitted. There are small leaks from both the pool and hot tub. We are looking into repairs.

5.4 We added insulation to the glycol supply lines for the MUA units. Additional insulation was added to help reduce the stack effect. This seems to have helped reduce energy useage.

5.5 There is a problem with the bricks on the main planter due to failure of the City sidewalk. We have approved repairs.

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

6.1 GST is current.

6.2 Arrears are currently about $35k.

6.3 Janan to check with our lawyers on the status of the collection from unit 81.

6.4 Units 53, 61 arrears to be sent to our lawyers for collection.

6.5 Units 62, 90 send final notice.

6.6 Unit 79 Janan to send letter to estate.
6.7 Janan to update the owner of unit 106 that their fine has now reached $1800.
6.8 The auditor has just started the 2022 audit.
6.9 Bob provided an update to the reserve fund spending plan making adjustments based on actual pricing for the current projects.
6.10 There has been a problem paying our reserve fund expenditures as the money was not available in the chequing account and we were not advised. Rancho to look into how to prevent this in the future.
6.11 Motion by Rob seconded by Harrison to transfer $100,000.00 from the operating account into the reserve fund. Motion carried.
6.12 Four of the lockers in the parkade are under lease.
6.13 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 Jan 11. Next cleaning May/June.
7.2 Carpet cleaning last completed December. Next cleaning scheduled for June.
7.3 Janan to book Rockyview for the spring window cleaning. Cleaning has been booked for April. They may need to work around the deck project work.
7.4 Motion by Bob seconded by Harrison to renew the Paladin security system maintenance contract. Motion carried.
7.5 Motion by Harrison seconded by Rob to renew the management contract with Rancho. Motion carried.
7.6 Janan to get renewal quote for Waste Connections contract.
7.7 Harrison to looking into rental rates for suite 503. The existing lease expires at the end of May.
7.8 Silab costs for snow clearing in December was a lot higher than expected. Janan to look into alternative snow removal companies. Harrison provided some names. We are still looking into options.
7.9 Janan and Harrison are working on an annual planning list to better manage our recurring items.
7.10 Harrison will select a date for the residential waste bin.
7.11 Dryer vent cleaning to be arranged.
7.12 Harrison to handle obtaining a new cell phone for the security desk.

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 Unit 106 is being fined $100/week for unresolved issues during their renovation.

8.3 Another $100 fine against unit 53 for noise on Jan 29. A previous fine for noise from their Jacuzzi was removed as they do not have one. Amount owing is now $200.

8.4 Feb 12 unit 79 left a lot of garbage in the loading dock while cleaning out the suite. This was taken to the dump and the unit charged back the cost.

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

9.1 The residential suite doors will be painted black and have new locks installed, a peephole, a suite number and a doorbell. The locks and other door hardware, excluding doorbells, has been received. JB Construction is currently using Bob and Harrison's suite for the first test installation of the double and single doors respectively.

9.2 We are continuing with the drain pipe replacement work. Harrison has mapped the sewage flow in the building. We will be starting at P1 and work our way up to floor 4.

9.3 We expect the pool area repairs to be in the neighbourhood of $100k. We are experiencing a lot of challenges in finding workers and materials for this project. The work is mostly finished and we are working AHS approval.

9.4 Chisholm are performing the main floor MUA and cooling work. An access hole has been cut in the ventilation shaft. Work is stopped installing the air handling facilities because of payment issues. These issues are in the process of being resolved.

9.5 The deck repair project for floors 9, 22 and 28 will start March 11.

9.6 The parkade concrete and TDC repairs will start March 6.

9.7 Motion by Harrison seconded by Bob to fine any suite not removing their vehicles to facilitate the parkade project the amount of $100/day. Motion carried.

9.8 The design for the new security desk in the foyer is under way.

10. Owner Renovations (Bob, Janan):

10.1 Feb 6, 2023 Request by unit 35 to replace shutoff valves. Approved Feb. 6.

10.2 Feb 13, 2023 Request by unit 140 to modify the 4th floor MUA system. On 20230221 they were advised their contractor was not acceptable and there may be other issues. We will review the issues and get back to them.

10.3 Feb 22, 2023 Request by unit 88 to replace their patio blinds. Approved Feb 23.

10.4 Feb 24, 2023 Request by unit 120 to replace a toilet. Request is incomplete.

10.5 Feb 27, 2023 Request by unit 101 to move shower head. Plumber not approved. We will review.

11. Building Design Projects (Kathleen, Harrison):

11.1 No items.

12. Legal (Committee of the Whole):

12.1 No items.

13. Other (Committee of the Whole):

13.1 There was a recent notice about a zoning change for the building under construction to the south. The notice allowed for a significant increase in height of the third tower. Harrison to request a shading report.

13.2 Jules Wilkins ceased to be a member of the board when a charge against his unit went unpaid for over 60 days contravening the Condominium Property Act.

13.3 It seems some people have received fine notices for leaving packages in the Luxer parcel delivery system. We will be delaying making a decision on storage fees until the fall.

13.4 The C-Train graffiti car parked across from our building will be removed in September.

14. Adjourned:

Meeting adjourned at 8:01pm.

Proposed Remaining Regular Meeting Schedule:
(Regular Board meetings are held at 5:30PM via Zoom)
20230327 Regular Board Meeting
20230424 Regular Board Meeting
20230529 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, Fountainhead, Janan (Rancho)
Design: Kathleen, Harrison, Lee Mills, Margrit Mortensen
Insurance: Bob, Harrison, Brenda, Rancho
Communications: Harrison
Landscaping: Kathleen, Lorraine Ellert
Social: Mona Jones

Contacting The Board:
The Board can be contacted by owners through the Westmount Place web site at https://westmountplacecalgary.org/. Log in
with your user name and navigate to under the Board Members 2022-24 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.
Owners *can also use the Contact Us or Contact Building Manager forms on the web site.*
Owners *can also directly email the Condominium Manager, Janan Tahir, at jtahir@ranchogroup.com.*
Owners *can also drop a letter off at the security desk addressed to the Westmount Place Board of Directors.*
Renters are expected to contact their Landlord or Owner.