MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD THURSDAY, JUNE 24TH , 2004, AT #200, 1100 - 8TH AVENUE SW, CALGARY, ALBERTA, AT THE HOUR OF 3:30 P.M.

In Attendance:

JERRY PARK
WOLFGANG LINDNER
RITA PANKOTAY
ED ADOLPHE
STEVE THOMPSON
SID GREENNER
BRYAN ELLERT - ABSENT

1. The President called the Meeting to order at 3:35 p.m. There was no Agenda presented.

   Moved by WOLFGANG LINDNER, **Seconded** by ED ADOLPHE, that the Minutes of the Meeting held June 3rd, 2004, be accepted as presented. **Motion Carried.**

2. Old Business:
   Mr. Park advised that this meeting will be to tour the Building mechanical rooms, rooftop equipment and parkade. However, before the tour commenced, Mr. Park introduced Jack Morrow of Jamor Engineering Ltd. who had during past years attended at the building to inject cracked areas in the parkade slabs.

   -Mr. Morrow advised the water seepage in the parkade had diminished over the years and had been diverted due to the various highrise construction in the area.

   - He also advised that the concrete in this Building is of a higher standard and is still hard and in very good condition. He felt that at the present time the cost of a membrane was questionable as this concrete could withstand many more years of wear and tear before a membrane would be necessary.

   - Mr. Morrow further advised that in light of the up-keep maintenance to the parkade over the years he observed no post-tension problems and with continuous on going preventive maintenance there may not be a need for a membrane which firstly, would be an immense cost and secondly, this membrane would require the same ongoing preventive maintenance and possible complete

replacement within 5 to 8 years.

- Once Mr. Morrow left the meeting, the Board discussed his comments

and advice.

Moved by WOLFGANG LINDNER, **Seconded** by SID GREENER, to have repaired the approximate 40 square feet of delaminated concrete in the parkade as per the quote provided by Jamor Engineering Ltd. **Motion Carried.**

Moved by SID GREENER, **Seconded** by STEVE THOMPSON, to have the tile in the men's steam room repaired at the cost of $1,195.00 plus GST. **Motion Carried.**

- The Board discussed the quote of $725.00 given by Greendrop to remove the evergreen trees from the front entrance planters. Mr. Park advised he would ask the gardener, Ann, to trim around some of the bushes in the planters to clean the appearance up a bit.

Moved by SID GREENER, **Seconded** by WOLFGANG LINDNER, to proceed with Greendrop removing the evergreen trees from the front entrance planters. **Motion Carried.**

- The "locker policy" rental will commence August 1st, 2004 at a cost of $50.00 per locker, including lock. The second year rental will be $35.00. A refund of $10.00 will be given upon return of the locker.

- Bob was asked to wash the mens and ladies steam room walls down with bleach to see whether this will control the musty smell.

- The meeting adjourned to allow the Board members to tour the building mechanical rooms, rooftop equipment and parkade. In viewing the parkade, the Board members observed the patching work completed by Jamor Engineering was of good quality and has held up over the years.

- The Board members were shown the M.U.A. units in the mechanical room and observed the problems associated with their replacement. Mr. Park to investigate the possibility of having the units rebuilt on-site.

- He will also obtain quotes to have the parkade cleaned.

- Mr. Park reported a quote of $45,00.00 to paint the parkade.

- Steve Thompson addressed the meeting with his findings respecting no

new water technology surrounding water softeners.

5. The next Board meeting is scheduled for Thursday, August 19th, 2004, at 3:30 p.m.
Meeting adjourned at 5:30 p.m.

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Chairman Secretary