MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD WEDNESDAY, JUNE 29TH, 2005, AT #210, 1100 - 8TH AVENUE SW, CALGARY, ALBERTA, AT THE HOUR OF 4:30 P.M.

In Attendance:

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

1. The President called the Meeting to order at 4:40 p.m. No Agenda was available.

Moved by SID GREENNER, **Seconded** by STEVE THOMPSON, to approve the Minutes, as amended, from the Meeting held June 8th, 2005. **Motion Carried.**

2. a) Election of Officers:

Moved by Jerry Park to nominate Sid Greenner for President.

Moved by Jerry Park to nominate Steve Thompson for Vice-President.

Moved by Jerry Park to nominate Wolfgang Lindner for Treasurer.

Moved by Bryan Ellert to nominate Rita Pankotay for Secretary.

The Chairman declared the slate of Officers as nominated to be elected to their respective positions. **Motion Carried**.

Sid Greenner took the Chair as the newly elected President and presented to the Board members a list of unfinished items to be considered at this meeting.

b) Lockers:

-Sid Greenner requested a report from Mr. Park respecting the operation of the new lockers. Mr. Park reported that a few more owners have signed-up for the new system and it appears to be progressing smoothly.

c) Enforcement of the “15 Minute Parking Rule”:

-Sid Greenner requested a report from Mr. Park regarding the signage required at the entrance and exit of the front drive-thru. Mr. Park advised he did not attend to the signage yet and would do so shortly. Upon review of the By-laws, it was noted that the signage should read parking no longer that “30" minutes rather than parking no longer than “15" minutes.

d) Landscaping:

-Mr. Park addressed the Board members and advised that he had called 5 landscaping companies for quotes and availability. Three have not responded and the other two have said they will try to respond with their quotes and availability by the end of July. Sid Greenner said he will refer someone to Mr. Park to give him a quote and their availability.

e) Security Upgrade:

-Discussion followed among the Board members and Bryan Ellert volunteered to comprise a list of security priorities. This list would include preference and costs as to keys vs cards respecting access to elevators, fitness room, pool area, parkade doors ,etc. and the costs for such upgrades for both keys vs cards. The Board was also asked to provide their thoughts and concerns to Bryan to help assist with his list.

f) Water Softener:

-Steve Thompson volunteered to obtain information from the City of Calgary web-site regarding studies on water softeners. Bryan Ellert volunteered to create a “target list” which would outline history and benefits of soft water usage and present it to the Board at the next meeting. It is hopeful that this information will assist the Board members in deciding whether to invest $14,000.00 to upgrade and retro fit the existing soft water conditioner in the building.

g) Businesses Operating on Residential Floors:

-Discussion was held among the Board members respecting various unit owners conducting businesses

from their units. These unit owners create concerns regarding the security on the residential floors and further, these unit owners are in contravention to the By-laws.

Moved by STEVE THOMPSON, **Seconded** by WOLFGANG LINDNER, to have Mr. Park craft a letter and send this letter to those unit owners suspected of conducting businesses from their units. This letter would outline their contravention of our By-laws and give 60 days' notice to cease operating. **Motion Carried.**

h) Parkade Painting/Cleaning:

-Pursuant to the mandate of the AGM, the Board discussed improving the lighting, painting the parkade and increase the number of cleanings to the parkade. It was agreed to table any discussion respecting improvements relating to lighting or painting until a major clean-up of individual stalls had been conducted.

-Bryan Ellert volunteered to post a "Notice" addressed to the owners outlining another annual clean-up of the parkade to commence the 3rd week of July. Thereafter, any litter cluttering the parking spaces would be removed by the Board.

-The Board directed Mr. Park to place a "Notice To Move" on two motorcycles in the parkade parked under the "no parking" signs which are located on the ramp on between levels P-2 / P-3 and P-3 / P-4.

i) Locker Room upgrades:

-Discussion was held among the Board members respecting the comments received from unit owners at the AGM to upgrade the locker room areas. It was suggested that a list of maintenance items be drawn-up for both mens and ladies rooms. Steve Thomson volunteered to investigate the installation of a eucalypts freshener to the mens and ladies steam rooms. Wolfgang volunteered to present a list for the mens locker/shower room at the next meeting and Rita volunteered to present a list for the ladies locker/shower room.

j) Carpet Cleaning:

-Wolfgang suggested that the carpets in the common area need cleaning. The Board members gave direction to Mr. Park to have them cleaned.

k) Radiator Covers for Pool Area:

-Measurements have been completed for installation of new radiator covers for the pool area, which should be in the next week or two.

3. The next meeting is scheduled for Monday, August 8th, 2005 at the hour of 3:30 pm in the Banyan Board Room.

Meeting adjourned at 6:35 p.m.

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Chairman Secretary