MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD WEDNESDAY, AUGUST 10TH, 2005, AT #210, 1100 - 8TH AVENUE SW, CALGARY, ALBERTA, AT THE HOUR OF 3:30 P.M.

In Attendance:

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

1. The President called the Meeting to order at 3:35 p.m. An Agenda was presented and approved.

   Moved by BRYAN ELLERT, **Seconded** by WOLFGANG LINDNER, to approve the Minutes from the Meeting held June 29th, 2005. **Motion Carried.**

2. Business Arising From Previous Minutes:

   a) Enforcement of the "15 Minute Parking Rule":
   -Jerry Park advised the Board Members that the signs for the drive-thru will be ready and put in place next week.

   b) Landscaping:
   -Jerry Park advised the Board Members that Rita Wilton of Shrubs and Such will commence the landscaping next week at a price estimated at approximately $13,200.00 plus GST. The price may vary due to modifications made on the purchase of the various trees and shrubs.

   c) Security Upgrade:
   -Jerry Park advised the Board Members that he obtained from Roger Signer of Gunnebo Security Inc. a proposal respecting the upgrading of the Building's security system. Discussion followed among the Board Members and it was decided that the Board needs to define the requirements of the security for the Building. Bryan Ellert and Jerry Park will report back to the Board at the next scheduled meeting with their proposed requirements.

   d) Water Softener:

-Although Steve Thompson was not in attendance, he did forward to all Members an outline of his research respecting the City of Calgary's report on water softeners. Jerry Park further added that he obtained from Ken Sansom of Solutech Water Management Inc., a quote of $11,192.20, to replace the current water softener system in the Building. Discussion followed.

Moved by ED ADOLPHE, **Seconded** by JERRY PARK, to replace the existing soft water system in the Building pursuant to those recommendations provided by Ken Sansom of Solutech at the quote of $11,129.20. **Carried.**

e) Businesses Operating on Residential Floors:

-Jerry Park advised the Board Members that he did not send out the letters but that he spoke with two unit owners respecting their business operations in the residential units. Unit #2703 voluntarily offered to cease operating his business, if he could be given an extension to December 31st, 2005. Unit #2401 advised Jerry Park that they also agreed to cease operating their business. Jerry Park advised he will approach the owner of Unit #808 and advise that he will have until December 31st, 2005 to cease operating his business.

-Discussion followed among the Board Members and it was agreed to allow these unit owners until December 31st, 2005 to wrap-up their businesses. The Board instructed Jerry Park to send a letter/notice to these units owners and have each of them confirm their acknowledgement to their agreement to cease their business operations.

f) Parkade Cleaning:

-Bryan Ellert addressed the Board and advised that he had posted several "Notices" of the annual clean-up of the parkade stalls. Jerry Park advised that he inspected and found a number of individual stalls which had not complied with the cleaning and that he would attend to notifying these individuals of their need to remove these items.

-Discussion followed.

Moved by WOLFGANG LINDNER, **Seconded** by ED ADOLPHE to provide the following directive from the Board to Jerry Park: To remove <u>any item</u> in a parking stall which is not stored in a cabinet. Brooms, bundle buggys and bikes can be hung on the side of a cabinet and if a parking stall has no cabinet, bikes can

remain in the parking stall, so long as they do not interfere with the neighbouring parking stall. **Motion Carried.**

g) Locker Room Upgrades:

-Steve Thompson was not in attendance to provide his report of the installation of a eucalypts freshener to the mens and ladies steam rooms and the Board will wait until the next scheduled meeting to hear from Steve.

-Wolfgang presented to the Board a detailed list of upgrades for the mens locker/shower room. Rita outlined her list of upgrades. Discussion was held among the Board Members and it was agreed to revisit this item and bring this matter back to the next scheduled Board Meeting.

h) Carpet Cleaning:

-Jerry Park advised the Board Members that Magic Clean was coming next week to clean the carpets in the common areas.

i) Radiator Covers for Pool Area:

-Jerry Park advised that he had the replacement radiator covers for the pool area and that he would have them installed next week.

3. Property Manger Report:

-Jerry Park advised the Board Members that a post tension review was performed in 2000 and that we needed to obtain an update. It was agreed to have another study conducted and the Board requested Jerry Park to enlist the assistance of Jack Morrow for this purpose.

-Jerry Park further informed the Board Members that Unit #608 suffered a flood in their kitchen. He advised the unit owners that their insurance would have to cover any damages which were sustained and that the Building insurance would not be involved.

4. Financial Report:

-Wolfgang advised the Board Members that he was having difficulty in receiving regular utility and gas meter accounting from Enmax. This inability of receiving regular notices made it difficult to calculate the monthly budgets.

- Discussion followed and it was suggested by the Board Members to review the last two years accounts and submit the average sum of those years to Enmax for the utility and gas accounts pending receipt of the formal statements. Any shortfall could be provided once formal invoices

have been received.

5. New Business:

-Discussion was held respecting the parkade clean-up and the upgrading of the security system. Bryan Ellert addressed the Board Members and advised that he had taken a “field trip” to investigate the various highrise buildings in the area. Bryan offered to set up appointments and have the Board Members attend at these buildings to also view the parkade and security systems to help assist in the decision making for our building.

-Rita addressed the Board Members advising that some residents contacted her regarding concerns of bird droppings on their balconies. Discussion was held and it was suggested to send a Notice to the units owners requesting them to be courteous to their neighbours’ balcony below them.

6. The next meeting is scheduled for Wednesday, September 28th, 2005 at the hour of 4:30 pm in the Banyan Board Room.

Meeting adjourned at 6:10 p.m.

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Chairman Secretary