MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD WEDNESDAY, NOVEMBER 14TH, 2005, AT #108, 1100 - 8TH AVENUE SW, CALGARY, ALBERTA, AT THE HOUR OF 4:30 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 4:40 p.m. An Agenda was presented and approved.

   Moved by WOLFGANG LINDNER, **Seconded** by BRYAN ELLERT, to approve the Minutes from the Meeting held September 28th, 2005. **Motion Carried.**

2. Business Arising From Previous Minutes:

   a) Drive-thru Parking Signs - completed.

   b) Landscaping Update - the majority of work has been completed for this year. In the Spring of 2006, there will be some stones and bark added to the planters.

   c) Security Upgrade: (Jerry Park)
      - Jerry Park advised the Board Members of a break-in in the parkade. A vehicle entered the parkade and security cameras filmed an individual with his head covered with a toque and carrying a back-pack enter behind the car before the parkade doors came down. This individual broke into two vehicles, stole some small change from both cars and left the building via the parkade exit. The alarm was not loud enough to alert the security personnel who were on their evening patrol of the Building. By the time security were able to react, the individual had disappeared. The cameras were unable to provide a clear description of this person and again the present system requires a longer back-up hard drive and a clearer screen to allow more time to investigate incidents.

   Moved by WOLFGANG LINDNER, **Seconded** by ED ADOLPHE to authorize the Security Committee (Jerry Park, Sid Greenner and Bryan Ellert) to spend up to $30,000.00 to for upgrading the security within the parkade and

Building. **Motion Carried**.

d) Water Softener: (Jerry Park)

- Jerry Park advised the Board Members that this should be up and running later this week.

e) Businesses Operating on Residential Floors (Jerry Park)

- Jerry Park advised the Board Members that he received a letter from the unit owner in #808 stating that his unit was his principal residence. The owner also stated that he is semi-retired and often participates in part-time hobby farming during the year. He further confirmed in his letter that he has a friend attend his unit in the mornings to visit and have a coffee before heading out to begin work at another location. The Board had accepted his explanation provided in the letter.

f) Parkade Cleaning: (Jerry Park)

- Jerry Park addressed the Board Members and reported that the parkade keeps on improving every week. He obtained a quote from Ray Aradi of Harding's Painting which outlined the cost to paint the parkade walls and the posts and a further quote to paint the railings in the stairwells. Discussion followed among the Board Members.

Moved by WOLFGANG LINDNER, **Seconded** by ED ADOLPHE to authorize the expenditure of up to $21,000.00 to paint the parkade which painting includes the walls and pillars only and the stairwells and stairwell doors. This expenditure would also include any additional funds necessary to replace the lettering on the stairwell doors. **Motion Carried**.

- The matter of the lighting for the parkade will be tabled to a later date.

g) Locker Room Upgrades: (Jerry Park)

- Jerry Park advised the Board Members of receiving from Allwest Refinishing a quote between $2,800 to $5,000 to repair the entire floor tile in the pool area. He received a further quote of between $750.00 to $2,800.00 to only re-tile the drainage area around the hot tub and re-tile the hot tub itself. Total time involved to complete the work would be approximately 7 to 10 days to re-tile the drainage area around the hot tub and re-tile the hot tub itself.

- Mr. Park advised of an additional quote in the sum of $14,000.00 to re-tile the mens shower area which included the walls and ceiling and did not include the steam room. This amount would be the same for the women's shower area.

Moved by WOLFGANG LINDNER, **Seconded** by BRYAN ELLERT, to authorize the expenditure of up to approximately $6,000.00 to repair and re-tile the drainage area around the hot tub area and re-tile the hot tub. **Motion Carried**.

- It was agreed by the Board Members to defer any upgrades to the Locker/Shower Rooms to a later date to sometime after review of the annual budget.

h) Carpet Cleaning - completed:

i) Radiator Covers for Pool Area: (Jerry Park)
- Jerry Park advised that the new radiator covers require additional brackets and he is in the process of obtaining these and the radiator covers should be installed shortly, now that there is additional staff to help.

j) Post Tension Cable Inspection: (Jerry Park)
- Jerry Park advised that the post tension inspection has been completed by Jeff Small and he is awaiting a copy of the report.

3. Property Manger Report: (Jerry Park)

- Jerry Park advised the Board Members of the following:

  - Ken Pelling has been hired to assist with the building maintenance.

  - Rita asked whether Mr. Park contacted the unit with the satellite dish attached to his common property. Mr. Park advised that he will be speaking to the individual within the week.

4. Financial Report: (Wolfgang Lindner)
   - Wolfgang advised the Board Members that the present expenditures for painting the parkade are not expensed from the reserve fund but from the surplus. The pool expenditure will be expensed from the reserve fund. Presently, the financial records are in good condition in anticipation for renewing the gas contract in the Spring of 2006 and renewing the electric contract for the Fall of 2006.

5. New Business:
   a) Front Entrance Parking Policy:
      - The 30-minute parking policy at the front drive-thru is now in place and will be policed. The only exceptions are employees that are working in the Building for the benefit of the Building not the benefit of the unit owners. The Board requested Mr.

Park to give the security personnel direction for removal or ticketing those vehicles in contravention of this parking policy which direction should commence immediately.

b) Rowing Machine: (Bryan Ellert)

- Bryan Ellert addressed the Board Members and advised that the existing rowing machine in the exercise room has completely broken down without any possibility of being repaired. He confirmed that he investigated a number of various types of rowing machines and presented the Board with his findings. Discussion followed among the Board Members.

Moved by BRYAN ELLERT, **Seconded** by RITA PANKOTAY, to acquire for the exercise room a commercial grade rowing machine with a three year warranty at a cost not to exceed $1,500.00. **Motion Carried**.

c) Renters Fee: (Bryan Ellert)

- Bryan Ellert addressed the meeting and advised that tenants residing in condominium buildings are not covered within *The Condominium Property* Act. He raised some concerns respecting tenant control within our Building. Mr. Park confirmed that presently Westmount has approximately 16 rental units which comprises approximately 15% to 20% of the total units and at this time would not be a concern.

d) 2006 Budget: (Jerry Park)

- Mr. Park requested a short meeting on December 1st, 2005 at 4:30 pm to discuss the 2006 Budget.

e) Line of Credit Account: (Jerry Park)

- Mr. Park addressed the Board Members requesting approval to investigate the possibility of opening up an automatic debit account to control the monthly condominium fees. Mr. Park felt that this automatic debit account would alleviate the problems of obtaining post-dated cheques from the unit owners. The Board agreed and asked Mr. Park to report back at the next scheduled meeting with his findings.

f) Christmas Party: (Wolfgang Lindner)

- Discussion followed among the Board Members respecting a Christmas Party.

Moved by WOLFGANG LINDNER, **Seconded** by BRYAN ELLERT, to authorize the expenditure of approximately $200.00 to $250.00 on Cheese Platters and a case of wine for a Christmas Party to be held on December 22nd, 2005 between the hours of 5:00 and 7:00 pm in the front reception area of the Building. **Motion Carried**.

6. The next meeting is scheduled as a Budget Meeting on Thursday December 1st, 2005, at the hour of 4:30 pm in the Steve Thomson's Engineering Conference Room on the First Floor.

Meeting adjourned at 6:35 p.m.

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Chairman Secretary