MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD MONDAY JANUARY 16TH, 2006, AT #108, 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
BRYAN ELLERT
JERRY PARK

1. The President called the Meeting to order at 4:30 p.m. An Agenda was presented and approved.

   Moved by WOLFGANG LINDNER, **Seconded** by STEVE THOMPSON, to approve the Minutes from the Meeting held November 14th, 2005. **Motion Carried.**

2. Business Arising From Previous Minutes:

   a) Building Security Upgrade: (Bryan Ellert)
      - Bryan Ellert presented to the Board Members two security options for the Building. Option A covered the floors from P-1 to P-4 and also included the Main floor to the commercial 4th floor. Option B covered the residential 5th floor to the penthouse. Upon discussion among the Board Members it was agreed that these options involved a great amount of detail and considerations which would take up most of the meeting time. Mr. Park requested the Board Members to provide by January 31st, 2006, their comments to Mr. Ellert on each of the options and subsequently this item would return on the Agenda at the next meeting. In the meantime, Bryan Ellert would obtain quotes for these two options.

   b) Businesses Operating on Residential Floors: (Jerry Park)
      - Mr. Park reported that:

        i) the owner on the 27th floor vacated January 9th, 2006;
        ii) #808 would remain in the building as an owner and was not using his residence as a business; and
        iii) advised the Board Members there were no other residential

units operating businesses.

c) Parkade Painting/Lighting: (Jerry Park)

- Jerry Park advised the Board Members that he generally received a good response to the parkade painting and upgrade lighting. The final cost for the parkade painting was $41,120.00 and the cost for the replacement parkade lights was $3,500.00. An additional cost of $1,400.00 was paid to have the parkade swept to complete the upgrade. The level number on the parkade stairway doors were painted over and need to be repainted. Action: Jerry

- Mr. Park also reported there were still a number of individual stalls which required removal of personal property and one in particular which had an inoperable covered vehicle with four flat tires. Mr. Park advised he would contact the individuals and have them remove their personal items from the stalls before he left on his vacation.

d) Locker Room Upgrades: (Steve Thompson)

- Steve Thompson addressed the Board Members and advised that his attempts to locate and install an eucalyptus freshener in the men's and ladies steam rooms have not been successful at this time. It was decided to drop this item for now.

e) Pool Radiator Covers - Installation : (Jerry Park)

- Jerry Park advised the Board Members that he was still attempting to locate transition plates which are required to be attached to the new radiator covers. He advised he would follow-up with the company (Woolsey) where he purchased the covers and report back at the next scheduled meeting.

f) Post Tension Cable Inspection: (Jerry Park)

- Jerry Park addressed the Board Members and reported he received a Post Tensioning Cable Inspection Report from Manticore Engineering. However, the Report appeared to be a generic document and listed some items that were not applicable to 1100 Westmount Place. Mr. Park was requested to contact Jeff Small at Manticore and request that he provide a revised Report that accurately details the recent inspection of the Westmount Place post tensioning cables and ensure that Manticore's Report was to be stamped by a Professional Engineer.

g) Pool / Hot Tub Renovations: (Jerry Park)

- Mr. Park advised the Board Members that pool deck and hot tub repairs were more extensive than All-West Ceramic's subcontractor's initial quote.

This resulted in additional costs being incurred to complete the renovations.

Moved by WOLFGANG LINDNER, **Seconded** by STEVE THOMPSON, to authorize the additional expenditure of $11,120.00 to complete the repairs to the pool deck and hot tub area. **Motion Carried**.

h) Front Entrance Parking Policy: (Jerry Park)
- Discussion was held among the Board Members respecting the parking policies of the Building. Mr. Park was directed to place notices that the Building Security would strictly enforce the 15-Minute Drive-Thru "Parking Policy" with the only exception being building service vehicles.

i) 2006 Budget: (Wolfgang Lindner)
- Wolfgang Lindner provided a brief review of the December Budget Meeting issues.

j) Satellite Dish: (Jerry Park)
- Jerry Park advised that the tenant in unit #1803 gave notice to move and therefore will be taking his satellite dish with him.

3. Property Manager Report: (Jerry Park)
- Jerry Park advised the Board Members of the following:

- Upon obtaining another insurance quote Mr. Park renewed the Building insurance in December with the Co-operators at a premium cost of $35,250.00. The Policy deductibles will be $2500 for general claims and $5,000.00 for water damage claims.

- Mr. Park further advised that he is in the process of setting up a pre-authorized chequing system for the monthly condominium fee payments and should have this in operation by March 1st, 2006.

4. Financial Report: (Wolfgang Lindner)
- Wolfgang advised the Board Members that he was unable to complete his review of the Corporation's financial figures because of the transition in Management staff but he hopes to have a complete report available by the next scheduled Board meeting. Although some year end invoices are still pending, Wolfgang estimated the Corporation would have a 2005 year-end surplus between $40,000 to $60,000. No expenditures were charged to the Reserve Fund in 2005 and the year-end balance should be approximately $1,000,000.

5. New Business:

a) Parking Policy - Stalls 00:

- The Board Members discussed the parking policy within the parkade.

- The Board Members directed Mr. Park to send a letter, prior to his vacation, to Randy Bozak and Eileen Baker requesting them to remove their unlicenced vehicle from the parkade immediately.

- It was agreed among the Board Members that the 00 parking stalls on levels 1, 3 and 4 would be used for short term parking only and Jerry Park would be responsible for the allocated use. While Mr. Park is on vacation, Sid Greenner and Wolfgang Lindner will assume the responsibility for the assignment of the 00 parking stall use. In the event of double booking a 00 stall, the first person to occupy the stall will have priority.

b) Men's Steam Room Repairs: (Jerry Park)

- The Board Members directed Mr. Park to obtain a quote to renovate the benches and repair the wall in the men's steam room.

c) Other:

- Ed Adolphe inquired whether it would be possible to obtain two ceiling fans for above the security desk and sitting area. Mr. Park advised he would look into the possible installation and electrical wiring implications.

Moved by ED ADOLPHE, **Seconded** by WOLFGANG LINDNER, to authorize the expenditure for two ceiling fans for the front desk and sitting area. **Motion Carried**.

- Ed Adolphe further requested the purchase of "ash trays" or "bins" for the outside front entrance.

- Steve Thompson advised there is a strong smell being emitted from the men's washroom on the main floor. Mr. Park agreed to look into this matter as well as investigating the strong smell emitting from the second floor washrooms.

- Mr. Park was to have the ceramic tiles replaced in the commercial elevator plus install the loose single baseboard tile in the men's main floor washroom before the next scheduled meeting.

6. The next meeting is scheduled for Monday March 13th, 2006 at the hour of 4:30 p.m. at #108, 1100 - 8th Avenue SW Calgary, Alberta.

Meeting adjourned at 6:55 p.m.

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Chairman Secretary