MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD MONDAY MARCH 13TH, 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 4:35 p.m. An Agenda was presented and approved as amended to accommodate the request of the Property Manager.

Moved by WOLFGANG LINDNER, **Seconded** by ED ADOLPHE, to approve the Minutes from the Meeting held January 16th, 2006 as amended. **Motion Carried.**

3. Property Manager's Report: (Jerry Park)

- Mr. Park received correspondence from Jim Horton, a real estate agent, advertising unit #2703 in Westmount Place as a commercial suite for sale. Mr. Park contacted Mr. Horton advising him that this was not accurate pursuant to the Condominium Corporation's By-laws and further, Mr. Park provided a copy of that portion of the By-laws reflecting the business policy of the project to Mr. Horton for his information. He has not heard back from Mr. Horton.

- Mr. Park also received a letter of compliant from unit #606 claiming the occupants in the unit above were dropping objects on the newly installed laminate floor and turning the volume up loudly on their TV set whereby she could hear car races on the TV in the late evening hours preventing her from getting to sleep. The unit owner further complained that the owners above her unit removed their carpet in contravention of the By-laws. Mr. Park contacted the occupants in unit #706 and found the occupants were distressed in hearing of this compliant and wished to accommodate the owner below their unit and invited Mr. Park to investigate the allegations, to which Mr. Park did. Upon his investigation, Mr. Park asked the occupants to turn-up the volume of their television set and attended at unit #606. Upon Mr. Park's attendance in unit #606, he could not hear the television at its loudest volume. The Board directed Mr. Park to forward a letter to the owner of unit #606 advising that owners of unit

#706 wished to accommodate in whatever way they could by keeping the volume down on their television set so as not to disturb her and also this letter should include that there is no contravention of the By-laws by the owners of unit #706 respecting removal of their carpet and to specifications as to floor coverings.

- Mr. Park received a request from the owners of commercial unit #405, R.C. Peterson, to relocate the stairway door to the east side of the hallway and to use approximately 55 sq. feet of the common area by placing a wall at the end of the hallway. All costs for such relocation and renovation would be borne by R.C. Peterson. After much discussion by the Board Members, Mr. Park was directed to speak with R.C. Peterson's neighbour, Wuerscher and Company, and obtain their concerns and comments as to whether this proposed alteration might affect their business and report back to the Board with their comments.

- Since the installation of the soft water in the building the toilets on the 5th and 6th floors have experience soap residue backup. The owners in the building are using too much soap in their washing machines thus causing the soapy back-up. It was suggested to high-pressure and steam-clean the pipes to remove residue collected over the last 25 years and which might eliminate some of this back-up problem. The cost for this procedure would be in the area of approximately $1,750.00 to complete and the Board felt this was warranted.

- Jeff Small from Manticore Engineering has been attempting to contact Mr. Park to obtain payment of his account for his services respecting the update to the post-tension report. To date Mr. Small has not provided his revised Report as requested by Mr. Park in which this report would accurately detail the recent inspection of the Westmount Place post- tensioning cables. Mr. Park advised he will attempt to resolve the matter and report at the next scheduled meeting.

- The tiles in the men's steam room need to be replaced with larger tiles or granite and then have the cement board coated with a sealer, thus perhaps eliminating the requirement to remove the benches. Mr. Thompson advised that he can recommend people in the trade to assist Mr. Park with this concern and will introduce Mr. Park to these individuals. Mr. Park will obtain a quote for such work to be performed and report back at the next scheduled meeting.

- Mr. Park advised that he has been in contact with Westburn respecting the splice plates required in order to fit together the new radiator covers and he will report back at the next scheduled meeting.

- The owner of unit #2301 floor attempted to install a hot-water filter in her unit, which installation resulted in water damage to her unit and the unit below. Upon investigation by management it was noted that there were some small minor leaks in the pipes in the walls of her unit and it was necessary for management to

cut through her walls, find these leaks and repair them and then replace the drywall. Mr. Park advised that while the drywall was being replaced and the unit owner was having her carpets cleaned, she had to vacate and take up residence at a local hotel, which expenses she felt were the responsibility of the Condominium Association. After discussion among the Board Members, Mr. Park was directed to contact the unit owner of #2301 and advise her that the Condominium Association would not be held responsible for such expenses at the local hotel, but would incur the cost of replacing the drywall in her unit. Further, that her insurance would be responsible for the water damage sustained to her unit and the water damage to the unit owner below her suite.

- Epcor provided a notice to Mr. Park advising of the expiration of our contract on April 30th, 2006. The notice further advised that they no longer will be extending their service contracts. Wolfgang Lindner advised that he still was unable to provide a more comprehensive report on the books until he is in receipt of the actual figures from the accountant upon completion of the audit and therefore unable to determine the funds necessary to warrant entering into a contract with another Provider. However, Wolfgang did confirm the estimated funds of approximately $50,000.00 available for the proposed security system. After discussion among the Board Members it was decided that Mr. Park and Sid Greenner would monitor the costs of our electrical bills over the next 6 months and revisit the issue after such time.

Mr. Park further advised:

- he is still undertaking to have the tiles in the commercial elevator replaced;
- he is attempting to deal with the odors in the washrooms on the main floor and on the 2nd floor;
- he did not have an opportunity to investigate the possible installation and electrical wiring implications respecting ceiling fans for above the security desk and sitting area;
- Mr, Park to contact Greg Peterson and ask him not to park his vehicle across Stall 00.
- Mr Park to arrange to have the Floor #'s repainted on the parkade doors and the parking stalls incorrectly numbered corrected.

- Mr. Park further advised that it was an emergency and necessary to enter unit #1706 belonging to Randy Bozak and Eileen Baker, to repair leaks coming from the unit above. Upon entering #1706, he was astounded at the severe clutter and garbage which overtook the apartment. The unit owners also have an unlicensed vehicle in the parkade which is in contravention of the By-laws. Mr. Park was directed by the Board to write a registered letter to the unit owners demanding that they clean-up their unit as it posed a fire hazard to the Building and

further, to remove their unlicensed vehicle from the parkade and if such clean-up and vehicle removal were not complied to then the Condominium Corporation would clean the unit, remove the vehicle and submit an invoice to them.

- Mr. Park advised that it would be necessary to have another clean-up of the parking stalls as they were getting cluttered again. He would arrange for another cleaning within the next few weeks.

2. Business Arising From Previous Minutes:

a) Building Security Upgrade: (Bryan Ellert)
- Bryan Ellert addressed the meeting and advised that he had an opportunity to meet with the individual Board Members detailing the various options available respecting the security upgrade. There was general discussion among the Board Members and Bryan was directed to contact Paladin requesting them to move forward and develop a more defined scope of work necessary for security in our building and to confirm the conduit prices involved to install such security.

4. Financial Report: (Wolfgang Lindner)
- Dealt with above during the discussions respecting Epcor.

5. New Business:

a) In-Suite Security Systems - Letter from Owner in unit #1007:
Sid Greenner and Jerry Park volunteered to investigate this item and report back at the next meeting.

b) Date for AGM: (Sid Greenner)
-Sid Greenner to obtained the availability of the Board Members for a possible May AGM and it was agreed that Sid could arrange for the date sometime in May and report back to the Board Members.

c) Other Items:
- As the meeting was running quite late, there were no other items brought to the meeting.

6. The next meeting is scheduled for Monday May 1st, 2006 at the hour of 4:30 pm at Triumph, located at #227, 1100 - 8th Avenue SW, Calgary, Alberta.

Meeting adjourned at 6:55 p.m.

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Chairman Secretary