MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD MONDAY MAY 1ST, 2006, ON THE SECOND FLOOR, 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

The President called the Meeting to order at 4:35 p.m. An Agenda was presented and approved as amended to accommodate Alex Ciccone, representative of Paladin Security, to speak to the Board Members with respect to the installation of the new security system. Mr. Ciccone outlined what he believed was the direction the Board wished to take regarding upgrading the existing system in Westmount Place and indicated that the installation would commence sometime during mid-May. The following points were agreed upon:

- Paladin will pull an extra power cable (18-4 instead of 18-2) to be able to power the power door openers should we decide to install them at a later date, at no extra charge.

- Paladin will double the battery backup power from something like 7 Amp hours to 14 Amp Hours, at no extra charge.

- The Board authorized the additional installation of 1200-pound magnetic locks and readers on the outer two lobby doors (we will still have the readers and locks on the two inner doors - one to the elevator lobby and the access door North of the security desk). There will be a charge for these additional magnetic locks, totaling about $7,000, depending on the costs of the magnets. These locks will be tied into the fire alarm system as per the fire code.

- Paladin will install cable necessary to operate a phone entry system on the West outer doors even though we will not be installing a phone entry system at this time.

- Paladin stated that the old garage door remotes will work on the new system (for the main brown parkade door only) and can be programmed through the new system.

1. **Moved** by WOLFGANG LINDNER, **Seconded** by ED ADOLPHE, to approve the Minutes from the Meeting held March 13th, 2006 as amended. **Motion Carried.**

2. Business Arising From Previous Minutes:

a) Parkade Stairway Door - Level #'s need to be painted.
- Mr. Park advised that he was still unable to contact the painters and therefore he would paint the numbers on the doors himself and that he would do so within the next month.

b) Pool Area Radiator Covers - Installation.
- Mr. Park advised that he was still unable to obtain the splice plates needed to connect the covers together and that he would somehow arrange to have these completed by the next meeting.

c) Revised Post Tensioning Cable Inspection Report required.
- Mr. Park indicated that he was in receipt of an executed revised copy of the report.

d) Parking Stall OO.
- Mr. Park indicated that he had not contacted the unit owner who insists on parking across Parking Stall OO on the third floor parking level. The Board again asked that Mr. Park contact him.

e) Letters to Owners of Unlicensed Cars in the Parkade.
- Mr. Park advised that he did not send the letter to unit owner in #1706 requesting the removal of the unlicensed car in the parkade. The Board directed Mr. Park to put a notice under the door of unit owner #1706 allowing her one week within which to remove the unlicensed vehicle from her parking stall and also to clean her unit, failing which the Board would remove her vehicle and have the unit cleaned and provide an invoice to her for the expenses incurred by the Board.

f) Electrical Implications to Install Ceiling Fans in Front Entrance.
- Mr. Park advised that he did not obtain an assessment with respect to this matter, but that he would do so and report back to the Directors at the next meeting.

g) Second Floor Bathroom Odours.
- Mr. Park advised that the problem is still ongoing and that he is investigating remedies with the drain doctor and will report back at the next meeting.

h) Tile Repair - Steam Room, Elevator and Men's Washroom.
- Mr. Park indicated that the tiles have been replaced in the men's steam room at a cost of approximately $4,200.00. He did not replace the tiles in

the commercial elevator as yet or the tile in the men's ground floor washroom.

i) Registered Letter to Unit Owner in Suite #1706 Regarding Cleanup.
- This item had been outlined above in number 2. e).

j) Clean up of Parkade Parking Stalls.
- Mr. Park advised that he is attempting to arrange another "sweep" cleaning of the parkade however, not all stalls were negligent and only a few would need notices. Upon lengthy discussion, the Board Members directed Mr. Park to provide notices to those unit owners allowing only a two-week grace period, after which time the Board would remove the articles and invoice any costs of this removal to the individual owners. Sid volunteered his services to assist Mr. Park with this item.

k) In-Suite #1007 Security System Follow-up.
- Mr. Park advised that the matter of the security system in this unit had been fixed.

l) RC Peterson Relocating the Stairway Door to the East Side of the Hallway.
- Mr. Park advised that R.C. Peterson's neighbour, Wuerscher and Company, had no objections to the relocation of the stairway door.

- Discussion was held among the Board Members.

- R.C. Peterson agreed to execute a Lease between themselves and Condominium Corporation No. 831 0969 which Lease would grant exclusive use of that portion of the common area to R.C. Peterson. The Lease would outline a fee of the exclusive use of the common area and would be registered against the title to R.C. Peterson's unit, and all costs incurred would be borne by R.C. Peterson. The Board agreed to have Mr. Park undertake having the lease executed and registered. The Board wanted to also ensure that R.C. Peterson would be responsible for the clean-up once the stairway door was relocated.

Moved by STEVE THOMPSON, **Seconded** by BRYAN ELLERT, to approve R.C. Peterson's request to relocate the stairway door to the east side of the hallway after having met all the requirements. **1 Opposed - Motion Carried.**

3. Property Manager's Report.

Mr. Park advised of the following that:

- he had received some complaints from unit owners on the higher floors regarding noticeable odours, our staff have been investigating but have been unable to determine the source since the odours are intermittent.

- he had bought and anchored two ashtrays which are now located at the front entrance of the building.

- Mrs. Tesa Bombenon continued to complain about noise from the unit owners living above her. This complaint, although dealt with previously, seems to be ongoing.

- he has received complaints from unit owners on the 5th and 6th floors regarding bubbles in their drains and toilets and therefore he will have their drains steamed-cleaned.

- The Corporation received an invoice totalling $8,332.41 from Kathleen Dineen. Ms. Dineen is of the opinion that the Board is responsible for her costs incurred to have her unit cleaned, her clothes dry-cleaned, all walls painted and have the rugs and curtains shampooed, all the while this was being undertaken she had to vacate to a hotel. After discussion among the Board Members, Mr. Park was directed to respond to Ms. Dineen advising her that the Board would only be responsible for the cost of repairs only associated with the repair of the walls with respect to fixing the leak to the pipes. All other expenses were not the responsibility of the Condominium Corporation.

4. Financial Report: (Wolfgang Lindner)

- Wolfgang reported that he was still not in receipt of the audited financial statements from the chartered accountant and did not have his report for the Board.

5. New Business:

a) AGM - June 13, 2006

- Sid addressed the Board Members and advised that the AGM is now scheduled for 7:00 pm on Tuesday, June 13th, 2006 at the Kerby Centre. Mr. Park advised that he would undertake to ensure the notice would be sent out in compliance with the By-laws.

b) Other Items:

- Rita asked Mr. Park when the satellite dish on the 18th floor would be removed and he advised that the tenant was moving out by June 1st, 2006.

- Mr. Park was going to do a follow-up on the pigeon problem and report back to the Board Members.

- Wolfgang outlined concerns of children being in the pool at all hours and suggested that perhaps we should implement a pool policy for children under 14. The Board Members thought this was a good idea and asked Wolfgang to draft a proposal and bring it to the next meeting. Some suggestions were to limit access by children under 14 to use after 10:00 am on the weekends and no access to the pool and hot tub area after 9:00 pm.

- Bryan suggested to have a web-page of our building which would allow an opportunity for prospective buyers to view the building and obtain information. Steve Thompson volunteered to host such a sight, once all the details were agreed upon. After discussion among the Board Members, it was felt that this item could be tabled to a later date for consideration.

6. The next meeting is scheduled immediately after the AGM which will take approximately 15 minutes .

Meeting adjourned at 6:45 p.m.

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Chairman Secretary