MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD WEDNESDAY, JULY 11TH, 2006, AT #210, 1100 - 8TH AVENUE SW, CALGARY, ALBERTA, AT THE HOUR OF 4:30 P.M.

In Attendance:

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

1. Sid Greener called the Meeting to order at 4:40 p.m.

   Election of Officers:

   Moved by Ed Adolphe to nominate Sid Greenner for President. Seconded by Wolfgang Lindner.

   Moved by Bryan Ellert to nominate Steve Thompson for Vice-President. Seconded by Ed Adolphe.

   Moved by Ed Adolphe to nominate Wolfgang Lindner for Treasurer. Seconded by Steve Thompson.

   Moved by Bryan Ellert to nominate Rita Pankotay for Secretary. Seconded by Wolfgang Lindner.

   The Chairman declared the slate of Officers as nominated to be elected to their respective positions. **Motion Carried**.

2. Review and approval of the May 1st, 2006 Minutes.

   Moved by ED ADOLPHE, **Seconded** by BRYAN ELLERT, to approve the Minutes from the Meeting held May 1st, 2006, as amended. **Motion Carried.**

3. Sid Greenner took the Chair as the newly elected President and presented to the Board Members the proposed July 11th Meeting Agenda. The following items were added to the Meeting Agenda:

   - Security System Update – Bryan
   - Pool Use Policy – Wolfgang
   - Slab Repair – Engineer's Report – Jerry

- Pigeon Pest Control – Steve
- Lobby Fans – Ed
- Downtown Association Newsletter
- Westmount Web Page

4. The List of Business Items Arising From the Minutes of Previous Meetings was reviewed but because Jerry was not present an update on all items was not available. Sid agreed to get an update from Jerry on the outstanding items and publish these in the Action List Spreadsheet to be developed for tracking follow-up Action Items. Steve to forward a copy of his sample Action List to Sid.

A discussion was held among the Board Members respecting the FOB costs to the owners.

Moved by WOLFGANG LINDNER, **Seconded** by STEVE THOMPSON, to charge the following FOB costs to the owners:

Dual Purpose FOB	-	$60.00
Key Tag	-	$15.00
Card	-	$10.00

Owners returning their Kerry FOB prior to a cut off date (to be established later) will be reimbursed in accordance with the Kerry FOB Purchase Agreement.

5. Property Manger Report.
Jerry Park was not in attendance to present his report.

- Ed Adolphe addressed an outstanding matter relating to the proposed installation of two ceiling fans for the front entrance lobby, one being above the security desk and the other above the sitting chairs. Sid Greenner was requested to re-canvass the possibility of such an installation.

- Steve Thompson advised that he met with an individual from Prairie Pest Control respecting the pigeon problem on our balconies. He advised that he also spoke with Jerry Park about this problem and outlined the ideas Prairie Pest Control suggested with respect to temporarily curtailing the problem. Sid Greenner advised that he would ask Jerry Park to follow-up and report at the next meeting.

6. Financial Report - Wolfgang Lindner.

- Wolfgang addressed the meeting and advised that upon the payment of the newly installed security system from our general revenue, we would still be in good shape to purchase the access security fobs, tags and cards which

we are obligated to purchase up-front.

- Wolfgang also indicated that Note 5 in the 2005 Audited Financial Statement stated that a $27,405.00 Reserve Fund Expense had been paid from the Operating Funds and this must be repaid in 2006.

- Wolfgang also advised a $13,961.00 Reserve Fund Expense Item listed in the June 30th , 2006 needed to be clarified.

- Our gas and electrical contracts have expired. Based on market forecasts, the Board decided to monitor the gas/electrical prices for the next 3-4 months hoping prices will decline so we can lock into long term contracts at a more competitive rate.

- Wolfgang also advised that pursuant to the recommendation made at the Annual General Meeting, the sum of $541,000.00 from the Reserve Fund had been invested in 2 year term GIC's paying 4.5% interest.

- On the whole, the general budget is on track.

7. New Business:

a) Downtown West Association Newsletter.

- Bryan Ellert was asked by the Downtown West Association whether Westmount Place would allow the door to door distribution of their Newsletter. The Board suggested to place the Newsletter downstairs in front of the mail boxes and the residents could then select one if they so desired. In order to accommodate this request, a small desk would be placed in front of the mail boxes.

Wolfgang Lindner and Ed Adolphe excused themselves and left the meeting.

b) Westmount Web-Page.

- Bryan Ellert addressed the meeting respecting a proposed web-site for Westmount Place. He requested suggestions and directions from the Board Members and wrote-down these suggestions to help facilitate a proto-type which would either store information and diagrams, hold features of the building such as the work out room, pool, racquet/squash courts etc. or ultimately hold all the information for a possible future web-site. He will bring this item back to the Board for further discussion.

7. The next meeting is scheduled for Tuesday, September 19th, 2006 at the hour of 4:30 pm .

8. Meeting adjourned at 7:15 p.m.

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Chairman Secretary