MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD TUESDAY, NOVEMBER 21ST, 2006, AT #277, 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
BRYAN ELLERT
ED ADOLPHE
JERRY PARK

1. The President called the Meeting to order at 4:40 p.m. An Agenda was presented and approved as amended by adding the following items:

   Safety issues
   Access Security Closing report

   The previous meeting Minutes were presented and discussed.

   Moved by BRYAN ELLERT, **Seconded** by ED ADOLPHE, to approve the Minutes from the Meeting held September 19th, 2006. **Motion Carried.**

2. Business Arising From Previous Minutes – Action List as referenced, is attached.

   #12 on the Action List – Children Pool Use Policy - the following Motion was presented:

   Moved by WOLFGANG LINDNER, **Seconded** by ED ADOLPHE, to approve and adopt the Swimming Pool Rules and Regulations as presented which includes the following amendment:

   > **"**Due to the size of our pools, toys or floating devices that interfere with the enjoyment of others using the pool, are not allowed".

   Motion Carried.

   #15 on the Action List – Electrical and Natural Gas Contracts

   The Condominium Corporation entered into a 5-year electrical contract with Nexan at a secured rate of $0.669 per gigajoule.

No gas contract was entered into at this time. A decision was made to continue with a floating rate option for the time being, as we will be entitled to the rebates from the Provincial Government in the coming year, this benefit will off-set our gas expenses.

3. Property Manager's Report: Jerry Park reported on the following:

- He is in contact with insurance adjusters respecting damages to a residential unit resulting from repairs by maintenance to the cold water laundry shut-off valve and will update the Board at the next scheduled meeting.

- He was contacted by the unit owner that had a portion of the cleaning invoice covered by the Condominium Corporation requesting the Board approve the full amount of the expenses claimed ($1,142.00).

Moved by BRYAN ELLERT, **Seconded** by JERRY PARK, to cover the additional costs of the expenses claimed ($1,142.00 - $550.00 = $592.00) on the basis that the unit owner executes a full Release from any further claims. **Motion Carried.**

- He further advised of the ongoing water seepage problems with the Penthouse unit and will report back to the Board upon discussions with the insurance adjusters.

- He was contacted by a commercial unit owner on the 4th floor who was completing renovations to his unit. The unit owner advised that he noted improper materials were used for the piping located in his ceiling and that this was a code violation. Jerry will have the Maintenance personnel replace the required piping to bring it up to code requirements. The unit owner also requested the Condo Corporation install some additional perimeter wall heating in his suite. The Board decided that this was an owner responsibility if additional perimeter heating was now required because of suite modifications.

- He advised that Shaw Cable offered a sports package which included the golf channel that some of the unit owners were requesting. Shaw Cable inquired whether we wished to add this package to our present subscription, at an additional fee. Discussion was held among the Board Members and it was decided that the Condominium Corporation offered the basic Shaw Cable package and was not obligated to upgrade nor add various packages to the present subscription. Should individual unit owners prefer specific packages it will be left to their discretion to add these to their own unit, at their own cost.

4. Financial Report - Wolfgang Lindner

- Wolfgang addressed the meeting and advised that we are in good shape and all our bills will be paid by the end of the year. Although he advised that he does not have the financial statements available pending bank balances, he felt there would be sufficient funds to pay for all the projects by the end of the year without having to dip into the reserve fund.

5. New Business:

a) 2007 Budget

- Jerry addressed the meeting and advised that the Board will need to increase the payments to the reserve fund by at least $12,000.00 for the coming year. The water-sewer costs and electrical costs are also up by approximately $15,000.00 for the coming year. A suggestion was made to cut back on the maintenance to the parkade which cut back would not affect the regular cleaning/sweeping. Discussion was held among the Board Members.

Moved by WOLFGAND LINDNER, **Seconded** by ED ADOLPHE, to accept the 2007 Budget as presented. **Motion Carried.**

b) Westmount Lobby Party

- The Chairman asked Wolfgang to arrange with the Building Volunteers and schedule the Christmas Party to be held in lobby and advertise the day and time once a decision had been made.

c) Parkade Pedestrian Exit Door Alarm

- Bryan addressed the Board Members requesting that we conduct a test of all the batteries located at all emergency exist doors. Jerry advised that he would follow-up and report back to the Board at the next scheduled meeting.

d) Security Desk Repairs

- Bryan inquired as to the completion of the repairs to the security front desk. Jerry advised that he would look into the completion of the counter top by perhaps using plexi-glass and that he would follow-up and report back to the Board at the next scheduled meeting.

e) By-law Amendment Proposal

- Bryan advised that at the last Town Hall meeting of the Downtown West End Association, Alderman Madeline King

recommended that condominium corporations, located in the downtown core, amend their By -laws to aid the police immediate access to unit owner apartments for purposes to control gun, drug and prostitution incidents. Discussion was held among the Board Members and it was decided to not proceed with any By-law amendments at this time.

f) Web-site proposal

- Bryan addressed the meeting advising that he had set up a proto-type web-site for Westmount Place and secured the name "WestmountPlace.org". The fee to maintain this site would be $30.00 annually. He requested the Board to decide whether to go ahead and maintain this site, or give up the name. Bryan further advised that he did not think pre-requisites for maintaining a successful website were in place and that proceeding with the website should not be done until the pre-requisites were in place. It was decided to table this matter until the next meeting to allow the Board an opportunity to consider whether we should continue with this idea.

g) Safety Issues

- Bryan addressed the meeting advising of an exit door on the 27th floor which also had written on it Mechanical Room. It was confirmed that this door was indeed both a fire exit door and entry door for a Mechanical Room.
- Bryan also advised that he entered a mechanical/utility room on the 11th floor with the Shaw Cable person and found that this room was being used as storage by some of the residents on the 11th floor. The Chairman suggested there should be some house-cleaning done within these mechanical/utility rooms to tidy and organize them.

h) Access Security Closing Report

- It was reported that the access security system was fully functional and that all contract requirements had been met. The project is considered "closed".

6. The next meeting is scheduled for Tuesday, February 20, 2007 at the hour of 4:30 pm.

7. Meeting adjourned at 7:20 p.m.

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Chairman Secretary