WESTMOUNT PLACE

Condominium Corporation No. 8310969

Suite #420, 1100 – 8th Avenue SW, Calgary, Alberta, T2P 3T8

Minutes of the Meeting of the Board of Directors
April 14, 2014

Present: Mona Jones (chair), Rick Erven, Richard Beale, Bob Boyd (minutes), Christine Perrin (Montgomery Ross), Patrick Payne (Abba's Maintenance – part time).
Absent:
The meeting was held in the boardroom of suite 420

1. Call to order:
   Meeting called to order at 4:00pm by Mona Jones.

2. Changes to the Agenda:
   Added update to boiler replacement project and consolidation of discussion on Health Club negotiations status.

3. Minutes of the last meeting:
   Motion to approve of the minutes of the March 10, 2014 meeting by Bob Boyd and seconded by Richard Beale. Motion approved.

4. Motions and decisions made by email for the minutes:
   March 28, 2014 motion by Bob Boyd and seconded by Mona Jones to replace the existing failed three EVO boilers with two RBI boilers having the same total capacity at a budgeted price of $189,188 and that Reggin Technical Services Ltd. be engaged to supply and install the new boilers. Motion included project description and quotes. Motion approved.
   March 27, 2014 decision to engage Tim Ross of McLeod Law and respond to lawsuit initiated by Roger Lamy, former building manager. Roger is suing for specified damages in the amount of $108,056.00. It is the belief of Tim and the board that the lawsuit is without merit.
   April 6, 2014 decision to request Tim Ross to formally respond to the lawyer for unit #105 with the opinion that our bylaws are clear in our ability to collect the insurance deductible for their negligence in causing the flood of December 6, 2013 and that we are proceeding with collection. As well as the deductible we will also be collecting for legal costs, related necessary costs and accrued interest.

5. Building Operator Report (Patrick Payne):
   Patrick provided his report and was excused for the remainder of the meeting. Patrick meets weekly with the board members involved with maintenance and the board keeps an action items log for the weekly review.

5.1 New cooling tower sump tank is in use. Automatic fill mechanism not yet installed so need to monitor and adjust fill manually. Chemicals are being added manually.
5.2 The report from Generation Electric to the board on generator loads has been received and is being addressed..
5.3 Identification of issues with MUA and exhaust units continued.
5.4 Remi's never completed repairing the parkade drains. Quote from Drain Doctor received.
5.5 Caon has been working on repairs to the DHW recirculation system.
5.6 Many suites have been found with leaks near the heating medium isolation valves including on both sides of the valves. Many of the isolation valves are in poor condition.
5.7 Depressions left by the broken tiles near the front entrance will be filled with thinset when the weather allows.
5.8 We are in receipt of the annual fire inspection report. We are proceeding with fixing the outstanding problems.
5.9 The #2 elevator parts have been installed and it is now up and running.
5.10 A significant amount of time is being spent with screen removal associated with the envelope project.

6. Treasurer's Report (Rick Erven):
6.1 The GST contribution is current.
6.2 There are some minor questions on the handling of rental income and reserve fund cash flow that need to be answered before approving the February financials.
6.3 The 2013 auditor's report has been reviewed and approved and will be posted immediately. The auditor will present the results of the audit at the AGM in April. He will be first on the agenda.

7. Montgomery Ross & Associates Report (Christine Perrin):
7.1 Muster point agreement with Kerby Centre ready and will be sent tomorrow.
7.2 An audit of how we might save on lighting costs is being prepared.
7.3 Parkade floor cleaning postponed to June 7 due to lack of availability of cleaners.
7.4 Carpet cleaning is booked for April 28.
7.5 Arrears total $60,561.14. Most of the arrears are $25,000+ to unit 105 for the heating system loss of containment event in December and $25,000+ to unit 79 for the heating system loss of containment event in February. This charge is the buildings insurance deductible as leaving a window or door open in extremely cold weather is considered negligence and recoverable by the board as per our bylaws. Charges will also include legal fees, other required remediation, and interest.
A caveat warning letter will be sent to unit #134.
7.6 Roof anchor inspections are due in May. The board requested they be done as soon as practical.
7.7 Window cleaning was completed by Canadian Property Services April 7.

7.8 Arrangements have been made for the AGM April 28. The room and sound system are booked and MRA will provide someone to record the minutes. Ballots have been sent. AGM mail out to the owners was sent April 9, 2014.

7.9 Tim Matthews has been requested to quote on our post tensioned cable study.

7.10 ARK is still repairing damage from the various floods. They are obtaining sign-off's from owners as work is completed in their suites. We expect to receive the first insurance release of money shortly.

7.11 Staff schedules and benefits were discussed. We currently have a health spending account with Olympia. Rick Erven and Christine will look into options that may better serve our employees at no additional cost to us.

7.12 Our Visa card has been cancelled and will no longer be used.

7.13 It appears our insurance claim on our EVO boiler failure will be accepted. The insurance company will count it as three separate claims and we will have to pay three deductibles.

7.14 We will be invoicing Pinnacle for the shredding costs of the contents abandoned in storage room P3 east.

8. Building Maintenance Report (Bob Boyd and Richard Beale):

8.1 Building envelope project has been restarted and will proceed as weather allows for the remainder of the year. The sea can protection has been installed. We are in the process of removing the window screens from the rest of the building. This will require entry to every suite. We will also be entering many suites to mark windows designated for further remediation. We are in the process of identifying broken windows or windows that may otherwise have to be replaced so this can happen at the same time.

8.2 The new RBI boilers have been received and were lifted to the boiler room by crane on April 12. The EVO boilers were removed and scrapped. We are currently resolving the details on boiler piping and pumps. It appears most of the costs will be covered by insurance.

8.3 See item 5.6. We may want to replace all the isolation valves in the units on the heating medium and repair any cracked leaking pipes. While the isolation valves are normally considered the owners responsibility we may want to have the building cover the costs as we would do them all. This effort will be very difficult and will have to be done in the summer when we can completely shut down the heating system.

9. Other:

9.1 Garrett Hamilton of McLeod Law has reviewed the draft agreement with the Health Club and has suggested a number of changes. He will be providing a copy of these changes for forwarding to the Health Club.

9.2 We have a proposal from Shaw to extend the agreement for television service beyond its expiry end of July at a very good rate ($37.93/unit-month vs. A regular rate of $69). Telus is not an option as they cannot currently serve our building. Shaw also provided options for Internet service ($25/unit-month vs. A regular rate of $60) and telephone service at

very good rates ($20/unit-month vs. A regular $30) providing 80% of our residential owners sign up for the respective services.

9.3 The files in storage room P3 east have been destroyed and we have a certificate of destruction. See also 7.14.

9.4 Mona Jones, Richard Beale, and Bob Boyd indicated they will stand for re-election at the AGM. Rick Erven indicated someone from suite 410 will stand for election.

10. Adjourned:

Meeting adjourned at 5:51pm.

The AGM is scheduled for April 28, 2014.