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
June 9, 2014

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

1. Call to order:
   Meeting called to order at 4:05pm by Mona Jones.

2. Changes to the Agenda:
   Add request for portable wheelchair ramp.

3. Motions and decisions made by email for the minutes:
   June 1, 2014 Motion by Mona Jones and seconded by Bob Boyd to approve the May 13, 2014 Board minutes. Mona Jones, Bob Boyd and Richard Beale in favour. No vote from Dan Beyaert and Jim Owaise (absent from May meeting). Motion carried.

   June 3, 2014 Motion by Bob Boyd and seconded by Mona Jones to approve the amended Reggin quote to repair the domestic hot water lines on the fourth floor. Mona Jones, Bob Boyd and Richard Beale in favour. No vote from Dan Beyaert and Jim Owaise. Motion carried.

   June 3, 2014 Motion by Bob Boyd and seconded by Mona Jones to accept the Entuitve Engineering quote for Post Tension Cable System update. Mona Jones, Bob Boyd, Richard Beale and Dan Beyaert in favour. No vote from Jim Owaise. Motion carried.

   June 3, 2014 Motion by Mona Jones seconded by Richard Beale to accept the proposal of Lise Lahey to host the annual Stampede Breakfast. Expenses to be limited to $500.00. Mona Jones, Bob Boyd and Richard Beale in favour. No vote from Dan Beyaert and Jim Owaise. Motion carried.

   June 4, 2014 Decision to accept the amended Sure Seal quote for glazing repair and replacement subcontracted out to Alberta Glass.

4. 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 there is an action items log for the weekly review.

   4.1 Identification of issues with MUA and exhaust units continued.
   4.2 We are in receipt of the annual fire inspection report. Christine will be getting quotes. Guidance needed from the board as some of the work overlaps with the fire panel replacement project.
   4.3 Obtaining quotes to handle thermostat, zone valves, and air compressor issues.
   4.4 Abbas needs clarification on ownership of commercial area fan coil units. Fourth and second floor common area units serviced.
   4.5 Elevator sump repairs completed.
   4.6 VantageTech (Usher) came in to inspect deck drainage issues. Subsequently met with board and provided recommendation to look at raising scuppers. Will follow up with written report.
   4.7 Gas smell in mechanical penthouse traced to faulty installation on regulator. Has been repaired.
   4.8 Obtaining quotes for remaining parkade drain repairs.
   4.9 Investigation in progress on electrical load metering.
   4.10 Outdoor drain cleaning completed.
   4.11 Abbas still needs to complete the parkade elevator lobby renovations.
   4.12 The leaking sump pipe will be repaired by Caon under warranty.

5. Treasurer's Report (Dan Beyaert):
   5.1 Motion to approve the April financials by Dan seconded by Mona. Motion approved.
   5.2 Motion to obtain two credit cards for miscellaneous purchases with a limit of $500. Cards to be for Magdi and Dan. Motion by Dan seconded by Mona. Motion approved.

6. Montgomery Ross & Associates Report (Christine Perrin):
   6.1 The GST contribution is current.
   6.2 Parkade floor cleaning completed June 7 and removal of illegal materials completed June 6. Owners were very good at removing illegal materials in response to notices sent out. There were a number of owners who did not promptly remove their vehicles from the parkade by 8am June 7. Consequently their stalls weren't cleaned and they have been sent notices to clean their stalls or be fined and have their stalls cleaned at their expense. The lowest level wasn't cleaned very well because of drain issues and a leaking sump pipe. There was a lot of dirt in the parkade and consideration should be given to a fall cleaning.
   6.3 We will need to arrange for a sign off mechanism on parkade and window cleaning.
   6.4 Clean Team advised to clean the exit stairwells and parkade lobbies first thing after the parkade cleaning.

6.5 Roof anchor testing and inspections were completed by Tim Madden and we received our certification.

6.6 Entuitive Engineering will be doing our post tensioned cable study. We expect they will be doing their inspections around the end of the month.

6.7 ARK is still repairing damage from the various floods. They are obtaining sign-off's from owners as work is completed in their suites. Ark repairs resulting from unit 105 flood now complete. Ark repairs resulting from unit 79 flood in progress and about 60% complete. Ark repairs from unit 72 flood start pending insurance company approval.

6.8 One unit elected to manage their repairs themselves. Insurance companies only pay based on "exact pricing". The unit owner will be responsible for any costs above "exact pricing".

6.9 Christine to obtain pricing for replacing all broken punch through windows. Alberta Glass toured two suites and is putting together pricing.

6.10 Arrears total $65,763. Of that $50,000 is the disputed deductible claims from the two suites that caused flooding.

6.11 It was agreed the floor mats supplied by Executive mats would be removed for the summer.

6.12 Because of the envelope work blocking access to the planters it was thought we might not have to spend the full landscape budget. Christine to discuss with Lise.

6.13 Christine to arrange for transfer of money from the reserve fund for the large invoices we have been paying for the envelope and boiler work.

6.14 The amended AGM meeting minutes have been reviewed and a draft copy can be posted on the web site.

7. Bylaws

7.1 We have had a lot of violations of Westmount Place bylaws over the last little while. Some of these have been from renters who may not be aware of their obligations when residing in a condominium. First draft of renter acknowledgement form was prepared. Bob to update and arrange a meeting to discuss details and implementation.

7.2 Ten day offense notices were delivered to 18 suites on May 26. Two other smoking notices were issued.

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

8.1 The building envelope project is ongoing. Glazing repairs have started slowly. The caulking and brickwork are proceeding well and we may be able to complete the work this year. There are still 8 suites with screens in place. Abbas will complete screen removal.

8.2 New RBI boiler installation is expected to start June 23.

8.3 Bob presented a proposal to replace all the isolation valves in the residential suites at an expected cost of $100k. Abbas to remove and replace heating system covers and Reggin to do plumbing work. Motion to approve by Bob and seconded by Jim. Motion approved.

This project will require a shutdown of the heating system while the valves are replaced. We will be putting together a package to also address the commercial units at the same time.

8.4 Window repairs see 6.9.

8.5 Entuitive Engineering has been hired to do the post tensioned cable study. We have requested they study the cables in both the parkade and upper stories. They will also be documenting the locations of the access points.

8.6 Deck repair project. We have had VantageTech study the drainage issues and BEEI study water migration into the suites. See also 4.6. As of yet we don't have a workable and affordable plan. Work is going ahead on mitigating water migration into unit 36 partly funded by the unit.

8.7 Fire panel replacement project. On hold. See also 4.2.

8.8 Security systems replacement/upgrade project. On hold.

8.9 Computer systems replacement project. On hold.

8.10 Funding for projects is managed through a cash flow model. Because of the large calls on our cash by the insurance claims and the unknown costs of some of our projects we are not in a position to accurately forecast our cash flow for the rest of the year. Most projects that are not essential will be on hold until we can come to grips with our cash flow issues.

9. Other:

9.1 Negotiations with the Health Club for a lease on portions of unit 1C have ended with failure to reach agreement. Our legal counsel has been requested to submit their invoice.

9.2 Dan is still looking into options for use of unit 1C.

9.3 Dan Beyaert is looking into options with respect to our gas contract. Christine to provide a copy of our current contract.

9.4 Rental of storage units and motorcycle parking was deferred. The current motorcycle parking is now only used by one motorcycle and blocks access to a parking stall.

9.5 The Shaw cable contract is up for renewal at the end of July and Rick Erven has been holding discussions with Shaw. Shaw is the only company able to provide cable TV service to Westmount Place. Shaw has presented an offer that is basically a continuation of the existing contract for 5 more years. Motion to accept the Shaw contract offer by Mona seconded by Bob. In favour Mona, Bob, Dan and Richard Beale (by proxy vote). Opposed by Jim. Motion approved.

9.6 The board has decided to continue with pursuit of recovery of the insurance deductibles for two flooding incidents. Demand/foreclosure has been initiated on unit 105 for the December flood. Our legal counsel at McLeod Law is now David Cummings

9.7 An Owner has made an offer to purchase a portable wheelchair ramp to be stored at security and used when the existing ramp is not accessible. Motion to refund up to $300 by Bob and seconded by Mona. Motion approved.

10. Adjourned:

Meeting adjourned at 7:47pm.

The next board meeting is scheduled for July 7, 2014.