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
September 13th, 2010

I. **Call to order**

R. Peterson, Chair called to order the regular meeting of the Westmount Place Condominium Corporation No. 831 0969 at **5:00PM** on **September 13th, 2010** in the Detechtion Boardroom on the 2nd floor of Westmount Place.

II. **Roll call**

Ernest Gaines – Present | Alan Taylor - Present | Robert Peterson - Present
Sharon Standen – Present | Tor Camren – Present | Twylla Walker – Present
Manu Chugh- Present (6:00PM) | Jason Bray- Present

III. **Approval of Agenda and Minutes from Last Meeting**

Motion by Tor Camren to approve the Agenda for this meeting. Seconded by Sharon Standen.
Motion by Alan Taylor to approve the Minutes of the meeting of the Board of Directors meeting of August 16th, 2010, seconded by Tor Camren and passed unanimously.

IV. Special Presentation: Brian Taylor of Dectechtion Technologies

Proposed enclosure of outdoor deck area within Suite 277.
A design was submitted for approval which would allow for the current deck area of 277 to be enclosed. Estimated cost $350,000.00 which would be entirely shouldered by Detechtion Technologies. No Cost to Owners.
It was decided that the design was first class and would enhance the building's exterior. A motion was made by Tor Camren to approve the upgrade subject to inspections, code and building permits all being approved by both the Board and the City of Calgary. The motion was seconded by Sharon Standen. Alan Taylor abstained and Manu Chuch and Jason Bray both were against this motion. All others passed.

V. Managers Report

5.1

The 3 larger boilers and various other equipment pieces are not expected to arrive until the end of October. A temporary system of 2 smaller boilers is being put in place to provide enough heat until the entire new system in on line. Bob Peterson would like a control checklist system implemented.

5.2 Jas Electric is finishing up the additions, the sensor the gym, men's and ladies locker and shower rooms and the main floor men's and ladies washrooms. An additional fixture will be installed in the parkade at stall #110 as well as one in the back loading area. The 3rd and 4th floor washrooms will also be included at the owner's expense.

5.3 The Pool and Spa tile work has been completed. The curing process is now completed as well. The pool has been filled. The contractor has had several issues with trades not performing and leaving without completing work. The original sub-trade walked off the job after realizing how difficult the work actually was. Our contractor then scrambled to find another sub-trade to fill in at a moment's notice. Due to the delays the sub-trade has offered to train Nathan on chemicals and testing to offer some compensation for their tardiness. Nathan will also be taking his pool level one course in February of 2011. We are now in the final stages which involve an inspection by the Calgary Health Region. David our new Senior Operator has brought a few issues to light involving possible code requirements that we were not aware of. We do not know at this point what they will require, however are hopeful that they will be limited to mechanical issues and not structural. Our sub-trade has provided costs and is confident that the situation will be

limited to our Spa and an upgraded filters will be all that is needed. We are progressing with the additional items necessary and are working towards having the Pool and Spa operational shortly.

5.4 David Stevenson has been hired as a replacement for Daniel Pinchas and is a Red Seal plumber, Class 5 power engineer and has his pool and spa operator's license. He has many years of experience in the hotel industry as well as with mechanical plumbing companies. Nathan Wetherell should be ABSA certified by January 2011 and the Board will ask for the required certification certificate for his file.
Unfortunately Ethan Pratt accepted another full-time position elsewhere.
Alexander's last day was September 18th and Vitalie Baidan the night security person will be assuming Alexander's position. Our new security night person will be Curtis Stark. He will be starting the 1st of October 2010.

A motion to start a new employee benefit program was brought by Alan Taylor and seconded by Ernest Gaines. This will provide a small allowance for our employee's to purchase their own private health care plan.

5.5 ThyssenKrupp has been provided with the Aedaresa report on our Hydraulic elevator and is now investigating the repairs necessary to put this elevator back in service.

5.6 Manicore Engineering has produced our 2010 Post Tension report (on-line) and they have identified one small area of concern – back of building in alley has an exposed cable that requires capping and membrane. Brian Pratt will be addressing the tender process for this project in the early spring.

5.7 The adjuster has yet to send his report. Twylla has emailed and called the broker to ask for the report several times and is awaiting a response.
The Board feels it is extremely important for the membership to understand the corporate responsibility verses the owners responsibility in terms of coverage, therefore we will have a speaker address this at our Town Hall Budget meeting. More to be announced shortly.

VI. Maintenance Report

6.1 Twylla Walker is having hatch marks painted on all parking areas that are currently used by staff in order to maintain a safe distance for those with items requiring space to safely get around a vehicle.

6.2 Ernest Gaines has provided spreadsheets to be incorporated in our preventative maintenance program. Twylla Walker and Ernest Gaines will be meeting once a week to discuss and resolve maintenance issues.

6.3 The Board has determined that a contractor be hired to assist in bringing the building HVAC maintenance back to full working capacity in suite which will enable our in house maintenance team to maintain it once completed.

6.4 The Board has also approved the hiring of a part-time person to address some of the smaller maintenance areas, light replacement, small paint jobs, heavy cleaning duties, etc. This will allow for our in house maintenance team to continue working with the major mechanical areas that need to be addressed now.

6.5 The sump pump system is currently being re-vamped. New pumps, electrical panel and piping/valves are being installed to replace the failing system.

6.6 A heat sensor will be required in the men's steam room. Our in house maintenance will address once the pool and spa areas are back in operation. This is a code requirement.

6.8 One quote for the fire code deficiencies has been received and two have been requested.

6.9 A motion to install a camera in P4 was brought by Tor Camren seconded by Alan Taylor and passed unanimously.

VII. Finance Report

7.1 Alan Taylor reports that the budget is running a deficit due to insurance claims, restoration costs and maintenance. Once the 2011 budget is completed the Board will meet to approve it and will present it November 10th, 2010 at the Kirby Centre.
Twylla Walker reports that the arrears are down from approximately $50,000.00 to just over $20,000.00 many due to foreclosures and some small unpaid resident accounts.

VIII. Communication Report

8.1 Tor Camren reports that the By-Law changes will not include any parking changes. The committee is currently working on gathering the information on whom and why they were against the changes. A full disclosure of the By-Law changes at the Town Hall in November and will request another vote at that time.

8.2 Tor Camren and Twylla Walker have been working with the designer of the new Web Site and will be introducing it at the Town Hall in November.

Security / Parking Report

9.1 Parking changes will not be a part of the By-Law changes. Further discussion on this has been deferred to the next meeting.

IX. Other Items:

10.1 Manu Chugh had no report at this time submitted regarding the lobby or billiard room improvements.

10.2 Twylla Walker has been working at this time with a potential company that will remove the cardboard, newspaper, printer paper, bottles, cans, plastic and milk cartons. The cost will be mitigated by reducing the number of garbage pick-ups per week. There will be no further collection of these items from the individual garbage chute rooms. All residents will be required to bring them to the loading area and dispose of in the receptacles provided. Hope to have the program in place by mid Oct 2010.

10.3 Twylla Walker has instructed one of the commercial owners to board up the window area they removed this summer with insulation and proper material to avoid any possibility of cold weather pipe issues. A replacement window at this owners cost which opens may be considered.

10.4 New locker policy to be announced by Oct 31st, 2010 and implemented for January 1st, 2010.

10.5 Twylla Walker has renewed the lease on 503 for an additional 6 month term with the existing tenants. Although the law prohibits raising the rent when the same tenancy exists for a 12 month period, Twylla did increase the parking fee.

Motion to end the meeting by Robert Peterson and seconded by Alan Taylor.
Meeting adjourned 6:50PM, September 13th, 2010.
Next meeting will be on **October 18th, 2010.**

Date: _____

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Robert Peterson - President	**Sharon Standen - Secretary**