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
October 25th, 2010

I. **Call to order**

R. Peterson, Chair called to order the regular meeting of the Westmount Place Condominium Corporation No. 831 0969 at **6:00PM** on **October 25th, 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	Jason Bray - Present	

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

Motion by Alan Taylor to approve the Agenda for this meeting. Seconded by Sharon Standen.
Amendments to minutes of September 13th - Jason Bray did approve the balcony suite 277 that was approved by Tor Camren.
Motion by Brian Patt to approve the Minutes of the Board of Directors meeting September 13th, 2010; seconded by Tor Camren, passed unanimously.

IV. Manager's Report

4.1 Operations

- Large boilers have already been delivered, waiting for the balance of the infrastructure to be delivered the first week of December**.**

- David and Maxima are no longer employed by Westmount Place. David has decided
- the job was not the right fit for him. Maxima have decided to return to Toronto. Ryan has been hired to complete some of the areas of concern such as cleaning, light bulb changing, power washing, and other odd jobs required in the building.
- Brian Pratt and Rob Peterson will coordinate and follow up on the two other quotes.

- Manticore Engineering has produced our 2010 post tension report on line. Manticore
- has also provided us with a $13,000.00 proposal to look at the post tension of our balconies.

- An approximate $40,000.00 cheque will be issued to Westmount Place from our insurance company. At this point, we are still waiting for report from the insurance company.

- We have received a quote from Co-operators Insurance. The quote was for $53,000.00. Westmount Place currently pays $87,000.00 for our 2010 insurance and has a $25,000.00 deductable.

- Sharon Standen along with Twylla Walker will be looking at getting two more quotes before the Board decides to change insurance companies.

4.2 Reserve Projects for 2010

- Lighting Project Completed

- Tile work was completed on the pool with few mechanical issues. Pool
- should be up and running in early November. The Spa requires engineered drawings

- along with mechanical code upgrades required by the Alberta Health Region. The work can be completed in 7 – 10 days when drawings are completed.

- Two large boilers will be installed on October 26th. The temporary chiller will be removed at the end of October. By upgrading from the original chiller specified, the savings in electrical and maintenance fees would be recouped within an 18-month period. A motion is made by Alan Taylor to approve the $34,375.00 upgrade of the chiller. Seconded by Sharon Standen. Passed unanimously.

- The Sump pump instrument upgrade was approved. The money will come out of the
- contingency fund. Ernie Gaines made the motion for the approval. It was seconded by Jason Bray and unanimously passed.

- Hemisphere has been paid $40,000.00 for work performed in their master plan however, there is still an outstanding balance of $15,000.00. A motion to pay the outstanding invoice was made by Manu Chugh and seconded by Ernie Gaines and unanimously passed.

Additional Agenda Items

- Ernie Gaines has concerns regarding the drawings of the heating system. There have been changes made by the firm without notifying why these changes have been made. Ernie Gaines suggested that a written report with regards to the changes should be required from the firm. Brian Pratt the project manager will follow up on this request.

V. Maintenance Report

- Tabled for next Board Meeting – Tor has information on mechanical and plumbing suite inspection costs.

- All board members' names and E-mail addresses will be posted on the new website.
- There will also be information on the website regarding the policy of the board on how owners' issues will be dealt with

- Board's policy on dealing with owners' issues was determined already.

- The President will be sending out a letter due to the magnitude of challenges the building has been faced with lately. Rob Peterson has decided to postpone the letter at this time until further information regarding possible time lines could be provided.

VI. Finance Report

- Manu Chugh makes a motion to approve the budget. Ernie Gaines seconded the motion. Passed unanimously.

- Twylla Walker has reported arrears were down from just over $50,000.00 to approximately $20,000.00

- There will be a Town Meeting on November 10th at Kerby Centre to present the 2011 budget.

VII. Communication Report

- Tor Camren reports the By-Law changes will not include any parking changes. The committee is currently working on gathering the information on why so many residents are opposed to the changes. A full disclosure of the By-Law changes will be presented at the town hall meeting on November 10th.

- Tor Camren and Twylla Walker are putting the initial stage finishes on the website. It will be introduced at the November 10th meeting.

VIII. Security/Parking Report

- Parking changes will not be a part of the new By-Laws.

Motion to end the meeting by Robert Peterson and seconded by Alan Taylor.
Meeting adjourned 8:45PM, October 25th, 2010.
Next meeting will be on **November 22nd, 2010.**

Date: _____

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