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
January 10th, 2011

I. **Call to order**

Robert Peterson, Chair called to order the regular meeting of the Westmount Place Condominium Corporation No. 831 0969 at **6:05 PM** on **January 10th, 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 – Absent	Tor Camren - Present	Twylla Walker - Absent
Manu Chugh - Present	Jason Bray - Present	

1. **Standing Items:**

1.1 Approval of Minutes from Last Meeting

The Minutes from the December 13th meeting had not been submitted for approval. It was decide to have it circulated by email when available and each board member would comment on It.

2.0 Manager's Report

The Manager was absent, so there was no report.

2.1 Operations

Tie ins for boilers were almost complete and was expected to be finalized the week of January 16th. Manu Chugh asked for a specific date when the boilers would be fully up and running so all residents would have heat.

Robert Peterson and Alan Taylor would meet with Watts for the purpose of settling the $57,000 clean up cost from November's water leak.

2.1.4 **Insurance Claim for Chiller**

Alan Taylor stated that the Adjuster would not respond to any correspondence. which forced a meeting with the Adjuster and AON (the insurance company) with appropriate back-up for the Claim.

Earnest Gaines and Manu Chugh did not have the meeting with Hemisphere.

Robert Peterson to ask Brian Pratt for a report on the Chiller Project Status.

2.2. Reserve Projects for 2011

2.2.1 Alan stated the Spa would be ready in 8 to 10 days after which the inspection could be done. Manu Chugh wanted to know a date by which the inspection would be done. Unfortunately the Inspectors do not give a date.

2.2.2. Building Envelope Restoration –

Building Envelope Engineers – Halsall & Manticore have been contacted and are preparing proposals. Ernest & Robert to review such proposals and forward to the Board members.

2.2.3. Post Tension Cable Report to be done in August

2.2.4. Elevator up grade – Robert to call Ray, WP's Elevator consultant, as to when to do the upgrade.

3.0 Maintenance Report

3.3.1 Evaluation of various Preventive Maintenance Programs are in progress by Robert and Ernest.
3.3.2 Three different companies to be contacted to provide quotes for Annual Maintenance
3.3.3 Suite inspections – 3 different contractors submitted quotes. Chris Hazelton of CH Building Mechanical Services was the lowest. In addition he had recently completed the suite inspections in Eau Clair Estates. Chris to start in February.
3.3.4 Mechanical and Electrical Construction progress in Penthouse mechanical room to be updated.

4.0 Finance Report

4.1 Accounting update – Alan Taylor presented preliminary Balance sheet and P/L statements to the end of December 2010 and the Bank Statements.
4.2 Alan was satisfied that we are on track and within our reserve fund budget for current 2010 and new 2011 capital projects.
4.3 Cashed in $300,000.00 of GIC's. These came due on December 8th, 2010.
The 6 month GIC's (300,000.00) were deposited into our reserve fund operating account covering the November progress invoicing for our mechanical retro-fit.

5.0 Communication Report

5.1 By-Laws update
Tor Camren expected the revised By-Laws to be ready for the Board to review by February 14th.

5.2 Web site – new update
One issue left was to get the PayPal account set up.

5.3 Communication policy for dealing with owners issues was handed out for comment.
Alan Taylor has will coordinate comments in next draft.

6.0 Security/Parking Report

6.1 An 4 month extension of Rental Unit 503 was agreed to at the same amount.
6.2 All stalls not equal in size.
6.3 In order to upgrade the Safety issue of parking in front of exit doors, additional line painting outlining the entire walkway from stairwell door to the elevator lobby door. Twylla Walker will have this completed ASAP, and kept clean at all times.
Jason Bray to look into security issues on all parking level.

7.0 Lawsuit
Alan Taylor was working on resolving the issue with Mr. Melnyk's lawyer.

8.0 Other Items
8.1 Lobby / Billiard Room Redesign/Lobby Floor was deferred to next meeting.

9.0 Next Board Meeting **– Monday, February 14th, 2011**

10.0 Meeting Adjoined at 7:40 PM.

Date: February 8, 2010

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Robert Peterson - President	**Tor Camren- Dir. Communication**