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
February 14th, 2011

I. **Call to order**

Robert Peterson, Chair called to order the regular meeting of the Westmount Place Condominium Corporation No. 831 0969 at **6:30PM on February 14th, 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	

1. **Standing Items:**

1.1.1 Approval of this Agenda: Tor Camren motioned, Alan Taylor seconded, passed unanimously

1.1.2 Approval of Minutes from Last Meeting

Approval of revised December 2010 Minutes with the amendments including the addition of Board approval for Twylla Walker's bonus. Sharon Standen motioned and Tor Camren seconded, passed unanimously.

Approval of January 2011 Minutes: Sharon Standen motioned, Tor Camren seconded, passed unanimously .

2.0 By-Law Update – Christine Wuerscher

Tor Camren asked that Christine Wuerscher from the By-Law committee be permitted to speak about the by-law changes first. Alan Tayor commented that most changes were just tighting up of the legal terminology.

Changes Included:
Changes in fines
Changes in email
New Owners Requirement to provide automatic withdrawal for monthly contributions.
Terms surrounding By-law 8 and 9 which will require a vote.
Bonding requirements
Smoking rules
New section for consideration on approving pets in the building

Christine Wuerscher then went through each change individually and proposed a town hall meeting to present the changes to the membership. It was determined that another by-law meeting be held to review the changes before setting up the town hall meeting. The review meeting date is February 16th, 2011.

3. Manager's Report

Twylla Walker's report. Deferred

3.1 Boiler / MUA/Chiller Report

Brian Pratt - Project Manager

Most deficiencies completed on the 29th floor (list unavailable at this time) Automated controls are not currently completed.

Balancing is scheduled for the 15th of February.

New chiller equipment scheduled to arrive around the 25th of February.

Ernest Gaines and Jason Bray commented that in the future a schedule would work best if presented prior to the work beginning thus if work is not completed to the schedule or specifications and standards required, a hold back should be taken, which would motivate the contractor to correct the deficient schedule or work.

Brian Pratt has submitted a schedule and provided a copy to Ernest Gaines. This was the first schedule provided to the Board regarding the heating upgrades on Feb. 14 when the work began in September and the contract states the work will be completed by the end of September.

3.2 Hot water reaching some of the suites continues to be a problem. Brian Pratt will present to the engineers for a solution. Ernest Gaines has concerns the design might be incorrect. This was confirmed when Brian Pratt presented the board with changes that would be made to the hot water system as soon as possible. (these cost were to be born by the engineering firm since it is their design that was inadequate)

Alan Taylor and Robert Peterson suggest, as this is a complex issue and it will require the experience of a building engineer that does this work regularly.

3.3 Brian Pratt presented a priority change order – Alan Taylor motions for approval on the change order totalling $65,000.00 for the HVAC water cooling tower which needs extensive repair or be replaced. Doing this will assure the HVAC system will perform as expected. Tor Camren seconded the Motion and it passed unanimously.

3.4 The Board questioned Brian Pratt on the additional costs being incurred for other add on's. Ernest Gaines also pointed out that there were at least 3 change orders that were not Board approved. Robert Peterson then commented that our Engineers had already approved the required change orders and the contract stipulates that our Engineers have the authority to approve all changes orders with the provision they are to be signed off by a Board member or the Board's acting agent. Why then was the board required to approve the change order in 3.3. The Engineer has the right to approve the change request or change notice but do not have the right to allocate WP funds nor does the Project Manager. This is why as in item 3.3.1 above Brian Pratt (Project Manager) requested approval for that specific change order. This guarantees that the Board is fully apprised of any additional funds required. Brian Pratt will provide Ernest Gaines with a full list of additional costs.

However, Ernest Gaines in the interest of recording the fact that at least 3 change orders were approved by someone after not being approved at the board level. In particular the board withheld approval requesting more information regarding these specific three changes. Ernie Gaines requested and explanation three tiems of how these change orders were approved, without being brought back to the board. No response from the other board members and the question went un answered. Ernie Gaines them made a motion to approve the change order in item 3.3.1, and Manu Chugh seconded the motion which then passed unanimously. The question of who authorized the approval of the specific change orders was never answered.

3.5 Brian Pratt's investigation into the 2nd flood on the 4th floor which was close to, but not in the exact same location be fixed permanently. Flooding has happened several times in and around this same area due to freezing. Brian Pratt proposed a solution in which piping was re-routed, the MUA's be repaired and duct work be insulated, this should prevent further

occurrence. Robert Peterson motioned for it to be completed as soon as possible and Alan Taylor seconded.

4 Staff

Robert Peterson received resignations from Twylla Walker and Nathan Wetherell. Nathan Wetherell's was effective Feb 18th, 2011. Twylla Walker's was effective the 31st of March 2011. When questioned about the reasons for the resignations:
Nathan Wetherell had been promised certain incentives, which after 4 months were not provided. Twylla Walker's reasoning was due to a lack of support by two members of the Board and the verbal and written abuse a small number of residents continue to bestow upon her and to other residents. Tor Camren has drafted a letter to owners to help them better understand the issues being faced and some boundaries we expect to be met, enabling Westmount Place to keep both Twylla Walker and Nathan Wetherell
Robert Peterson motioned Nathan's salary be increased with the caveat the he will get his two certificates in a reasonable amount of time. Sharon Standen seconded, passed unanimously.

Items: 4.1-7.3 have been deferred to the next meeting

8.0 Other Items

8.1 Lobby / Billiard Room Redesign/Lobby Floor was deferred to next meeting.
8.2 Alan Taylor was working on resolving the issue with Mr. Melnyk's lawyer.

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

10.0 Meeting adjournment **_9:45 PM**__PM, February 14th, 2011