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

April 11th/2011

I. Call to order 6:14PM

Rob Peterson Chair called to order the regular meeting of the Westmount Place Condominium Corporation No. 831 0969 at 6:14 PM on April 11th, 2011 in the Detechtion Boardroom on the 2nd floor of Westmount Place.

II. Roll call

Robert Peterson	Present	Jason Bray - Absent
Ernest Gaines –	Present	Alan Taylor - Present
Sharon Standen	Present	Tor Camren - Present
Manu Chugh	Present	Twylla Walker - Absent

1. Standing Items:

1.1 Approval of Agenda

1.2/1.3 Motion to approve the minutes of two previous board meetings was made by Tor Camren and seconded by Manu Chugh to approve December 2010 minutes and January 2011. (Minutes will be posted)

1.4/1.5 Motion made by Ernie Gaines seconded by Manu Chung to amend February and March 2011 minutes as reviewed at this meeting. (Minutes will be posted when changes are made)

Managers' Report

Robert Peterson highlights some of the items to be reported on in the Managers report. Twylla Walker was not in attendance to report, due to a car accident.

2.1.1 Pool and Hot tub are up and running

2.1.2 Twylla Walker has accepted a new position at The Estates, her last day will be May 6th/2011. On a personal note I would like to commend Twylla on a job that has had more challenges for a building manager then anyone would of ever anticipated. Through all the turmoil Twylla has done a job that required much more input than the Job Description she was hired for. Never in the history of the building have we had so many catastrophic failures of equipment that is essential in running this building. Many previous boards did not see it necessary to have a reserve fund set up for such catastrophes making her job just that more difficult.

On behalf of myself Sharon Standen and some of the board members we wish you well on your new endeavour.

At this point, we have no building manager and no bookkeeper as of May 7th, 2011.

There has been a committee set up of two board members to interview potential candidates for the Building Managers job and a new accountant for WMP. All board members were asked by Robert Peterson to assist in the process only three volunteered.

Comments included Ernie Gaines believes a building operator would be more effective than a building Manager.

Rob Peterson states that would involve a total restructuring of how the building is run and is simply not realistic.

2.1.3 There is an insurance claim pending for approximately $400.000.00. There has been no meeting date set with the adjuster and AON. The claim will require legal involvement.

2.1.4 Insurance claim for boiler start up and the resulting water damage, statement of claim is being prepared.

2.1.5 Insurance claim for sprinkler freeze in November is still in progress with a statement of claim being prepared.

2.1.6 Insurance claim for piping freeze break in January 2011. Statement of claim is still in progress.

2.1.7 The insurance claim was finalized for the water damage done in February 2008. The $20.000.00 will go to tenants affected by the water damage.

2.2 Reserve Projects for 2010

2.2.1 The spa upgrade is complete

2.2.2 Heating Boilers, MUA /exchangers project are running.

2.2.3 Chillier project near completion. Heating and cooling systems still require balancing by a professional.

Reserve Projects for 2011

2.3.1Building envelope restorations - three proposals and quotes have been submitted, no selection has been made.

2.3.2 Formal recommendation still in progress for the post tension cable on the north wall.

2.3.3 Main elevator up grade proposals from Otis, ThyssenKrupp and Sterling are being submitted. ThyssenKrupp is to finish maintenance contact and safety report. Manu Chung will be involved in the selection of the contractor. Proposals, recommendations and costs still required.

2.3.5 The domestic hot waterline replacement is a priority. Manu Chugh will meet with the Firm of Doug Reinhold Engineering along with Brian Pratt for a proposal and to look further into the issue.

Maintenance Report

3.1 Tor Camren, Robert Peterson and Alan Taylor have viewed a Preventative Maintenance program called Manager Plus; they will be sent a proposal on costs to implement the PM Program.

3.2 In suite inspections are still ongoing. If a resident would like to contact Chris Hazelton, the contractor hired to do the inspections, they should contact the building manager. If no one is present during the inspection, Chris Hazelton is to leave a note that he has inspected the unit.

3.3 Ernie Gaines will contact Robert Enns to give Mr. Enns a response to his delegation to the Board.

Finance Report

4.1/4.2/4.3 All financial information for March is posted on the Website

4.4 Alan Taylor reports line of credit is approved by the bank.

4.5 Auditors report for 2010 will be finished in May

Communication Report

5.1 Final draft of the revised of the by-law changes were approved by the majority of the board on February 28th 2011 opposed by Manu Chugh and Ernie Gaines

5.2 Communication policy will be posted on the website soon.

5.3Website issues and resolution updates should be resolved by the end of April.

5.4 The discussion regarding a Newsletter to owners will be readdressed when a general manager is hired

5.5 Pool/spa, Boiler room, chillerroom tour for residents will take place on May21st from 10:00AM to 11:00AM. Ernie Gaines along with Sharon Standen will meet any residents wishing to tour the facilities at the Security desk at 10:00AM sharp.

Security Parking Report

The form regarding license plate numbers of your vehicles have not all been returned at this point.

Other Items

7.1 Lobby and Billiard room renovations and upgrades will be set aside due to many unforeseen expenditures in the building

7.3 A meeting is to take place regarding advice on how to proceed with the chillier claim

7.4 Detechtion Balcony enclosure O&O agreement is required to address sections 2, 13, and 14 of this document addressing Board concerns.

Again, Manu Chugh would like to be on record of his disapproval.

7.5 Robert Enns suggestion on the conversion of the ball court was tabled due to the much other expenditure in the building.

7.6 Annual AGM for Westmount Place will be set at next board meeting on May 9th, 2011.

7.7 Tor Camren is awaiting quotes for security uniforms.

7.8 Manu Chugh will contact the original surveyor regarding a unit factor discrepancy and report back to the board on May9th, 2011.

7.9 A Brief introduction to the board on credentials from a candidate who applied for the position of the new building manager was given at 6:00pm.

8. Next scheduled board meeting May 9th/2011

9. At 8:06 pm a motion by Tor Camren was made to adjourn the meeting, it was seconded by Manu Chugh

Date: _____

_____ _____

Robert Peterson - President Sharon Standen - Secretary