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
August 13, 2012

Present: Mona Jones, Richard Beale, Adam Gupta, Bob Boyd, Rick Goebel, Cheryl Scott, Vicci O'Brien, guest Tim Ross lawyer from McLeod and Company. Absence: Rick Erven.

1. **Agenda approved.** James Studiman was excused from attending the meeting due to the report from Tim Ross of McLeod and Company.

2. **Meeting minutes:**
   The previous board meeting minutes were approved. Rick Goebel signed as the second board member in Rick Erven's absence. Rick Goebel will post the minutes on the web site.

3. **Tim Ross**:
   Tim broke the update on our litigations issues into categories for discussion.
   It was moved by Bob Boyd and seconded by Richard Beale that we have the information regarding the claim against EBI insurer examined by and independent Engineering Consulting firm. All in favour, motion carried.
   The EBI insurer has called a meeting for August 29th at 10:00 am.
   Regarding the claim against the general property insurer, a claim has been filed and served and we will wait and see what happens on August 29th. It was noted that the insurers cannot pursue a claim against South Hampton Trane until the insured is paid out.
   Claim against South Hampton Trane, it was reported we have until June 24, 2013 to file suit. The concerns are legal fees can escalate very quickly. There are a number of hurdles which would need to be addressed however, some evidence clearly shows they were to maintain the boiler under their contact and failed to do so. Perhaps we could recover the costs of the temporary chiller and subsequent damages, betterment issues, not replacement value, however would have to have a very solid case and as stated legal fees can add up very quickly.
   Claim by Alorie Holdings ltd. Vs. Condo Corporation this file has been transferred from Bryan and Company to Brownlee.
   Bob Boyd moved that we retain Tim Ross to prepare a statement of defence on the Alorie Holdings litigation, seconded by Rick Goebel. All in favour, motion carried.
   In conclusion regarding the EBI, we will retain an expert to provide evidence. Mona and Vicci will follow up with Tim moving forward.
   The board thanked Tim for attending and he left the meeting.

4. **Vicci Obrien report:**

Vicci and Adam walked the building to prioritize things which may need addressing. Vicci will proceed with a number of tasks – cleaning the carpets, cleaning the ducts, replacing lights and benches in the change rooms, painting and touch ups.

The concern regarding the suite measurement issue was discussed. Vicci will check the bylaws and will also confirm with Jamie Polly to see if there is a way to address this issue.

James Studiman sent his report through Vicci. It was suggested that air conditioning units be checked in suites, however, it was decided to keep the status quo in that owners are responsible for repairs inside their own suites. There have been some concerns regarding miss use of the garbage shoots. Fines were discussed for offenders.

It was moved by Bob Boyd and seconded by Richard Beale that we fine the unit responsible on the 6th floor $500.00 for wrongfully disposing of paint and blinds down the garbage shoot. All in favour. Rick Goebel abstained.

Vicci reported the fob update would be going out to owners in the next few days.

5. **Letter received from 1601:**

The board received a letter dated July 11th from the owners of 1601 regarding an invoice they received from plumbers working within their unit. The invoice dated June 20th claimed for hours spent waiting for shut off valves to be found for their unit. After initial questioning Adam Gupta left the meeting as this was his unit. The matter was discussed and it was concluded that this was not the responsibility of the corporation. Vicci will send out a letter in response.

Cheryl reported to the board that she would be moving and would be unable to continue in the role as secretary. The board has the option to continue as they are, or to appoint someone to the board. It was decided to continue and Rick Goebel agreed to take the minutes of the next meeting.

It was moved by Cheryl and seconded by Bob Boyd that the meeting be adjourned. All in favor, motion carried.

President – Mona Jones

Treasurer – Rick Goebel in Vice President –Rick Erven's absence