

Minutes of the Annual General Meeting of the Owners: Condominium Plan No. 9912318 (Regal Park) Held at the Renfrew United Church, 956 Radnor Avenue NE, Calgary, Alberta, on the 9th Day of May, 2006 at the hour of 7:00 O'clock PM.

ELECTION OF CHAIRPERSON / CALL TO ORDER

[REDACTED] being President of the Board of Directors of The Corporation took the Chair and called the Meeting to order at 7:12 p.m.

The Chairperson introduced the head table, which consisted of the 2005 Board. Also present was Barry Meckelberg, Property Manager (Consolidated Real Estate Services Inc.) and Terri Cannon, Administrator (Consolidated Real Estate Services Inc.). Ms. Cannon acted as Recording Secretary of the Meeting.

ESTABLISH QUORUM

The Secretary reported to the Chairperson that a quorum of persons entitled to vote at the Meeting appeared to be present by virtue of the fact that:

- (a) 60 Units were represented by the personal appearance of the Owners thereof;
- (b) 22 Units were represented by proxy;

A total of 82 Units being represented at the Meeting for voting purposes, the Chairperson declared a quorum to be present and the Meeting duly constituted.

NOTICE OF MEETING

The Chairperson read the following Notice of the Annual General Meeting which he advised had been mailed to each Unit Owner and each registered mortgagee who had given notice of it's interest to the Corporation on the in compliance with the requirements of and the time specified in the by laws of The Corporation:

TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE UNIT OWNERS OF: REGAL PARK CONDOMINIUM ASSOCIATION 9912318 WILL BE HELD AT

PLACE: Renfrew United Church
956 Radnor Avenue NE
Calgary, AB

DATE: Tuesday, May 9, 2006

HOUR: 7:00 P.M.

The Chairperson referred to the Agenda following the Notice and indicated she would conduct the Meeting in accordance with that Agenda.

APPROVAL OF ANNUAL GENERAL MEETING MINUTES

Unit 472 moved to approve the minutes of the Annual General Meeting of the units owners held June 14, 2005. Seconded by Unit 692. All in favor. Carried.

REPORTS OF OFFICERS

[REDACTED] gave the report of the Board of Directors, a copy of which is attached hereto and forms a part of these minutes.

The largest item of concern was the flooding from last spring. There were 36 basements and 17 attics affected by the abundance of rain. The Board of Directors applied to the Alberta Disaster Relief Fund for assistance and is waiting to see what the adjusters will give in the way of relief before deciding how to proceed.

FINANCIAL REPORT

[REDACTED] Treasurer reviewed the Audited Financial Statements for the meeting.

Unit 322 moved to approve the audited statements. Seconded by Unit 343. Carried.

There will be a possible condominium contribution increase. The Board will be reviewing this item as soon as possible along with possible bylaw revisions to change the Special Assessment provision. This provision currently has the calculations for Special Assessments in accordance with unit factors. The Board would like to change them to even calculations by number of units.

APPOINTMENT OF AUDITORS AND SOLICITORS

Moved by Unit 440, seconded by Unit 344 to permit the newly elected Board to obtain quotes and award the audit contract at a later date. Carried.

ELECTION OF BOARD OF DIRECTORS

Having advised the Meeting of the procedures to be followed in nominating and electing the new Board, the Chairman opened the floor for nominations. The following Owners allowed their names to stand for election to the Board of Directors

[REDACTED]

The Chairperson called three times to the floor for any additional volunteers or nominations. As there were none, the Chairperson declared nominations closed. The new Board Members were asked to stand and briefly introduce themselves.

UNFINISHED BUSINESS

(a) Attic Inspections

Barry Meckelberg, Consolidated Real Estate Services, advised the meeting that attic inspections were completed in July 2005. The developer closed off the vents to the attic on the older units during the reconstruction. Due to the lack of air circulating in the attics, mould has started to form in several units. Mr. Meckelberg advised that owners that they would know if their unit was affected as mould would be noticeable on their upper floor ceilings. The owners of the affected units have had to move out for approximately 5 weeks while the ceilings have had to be torn out and rebuilt.

(b) Asbestos

The Chairperson advised the meeting that concerns have been raised with respect to the possibility of asbestos in the older units. The Chairperson further advised that any house built after the 1980's is asbestos free. Prior to that, there was some asbestos in the mudding compound used in the walls. Regal Park units have no more or less than any other home in Calgary built at the same time.

(c) Landscape Concerns

The Board will be reviewing the grade of the landscaping. The current grade is due to the ground settling after construction. The previous Board pursued possible developer responsibility to re-grade. The one-year warranty had passed and the developer was no longer responsible. The Board had also checked with Alberta New Home Warranty. This is now the condominium corporation's responsibility.

Unit 331 asked whether herbicides and pesticides will be used on the property this year. The Board advised that a new landscape contractor has been hired and they have advised that a weed and feed would be completed towards the end of May to the beginning of June.

Unit 224 advised the Board that there is a piece of missing siding around the hose bibs near her unit. She had mentioned this at the last two AGM's and was told that the taps were to be removed. Nothing has been done to date. Barry Meckelberg to review.

Unit 431 asked if the tree in front of their unit would be replaced. The Board advised that they are currently working with an Arborist and that the current plan is to add trees. This, however, will depend on site condition. Where trees are not to be replaced, the holes of past trees will be filled in.

Unit 679 asked if the down spouts would be repaired/replaced. The previous landscape contractor would run them over with the lawn care equipment. The Board will review this item.

Unit 260 advised that the current location of the evergreens is too close to decks and houses. Board advised that the Arborist recommended directional pruning. Board also asked that owner please email CRESI with their concerns.

Unit 260 thanked the Board for placing signs on garbage sheds in the 200 Block. Kids playing road hockey are denting the doors. Board will review.

Unit 516 advised that he had submitted a letter to Barry with respect to the sandbox on his yard. Board asked him to stay after the meeting to discuss, as this issue did not affect the whole property.

(d) Parking Passes

Unit 692 advised the Board that she did not like the new parking passes as it has the address of the property on them. This puts unit owners at risk. The Board advised that they would review any suggestions. One suggestion was to renumber the parking stalls so that stall numbers did not correspond with unit numbers.

The Board also advised that they were reviewing installing visitor parking signs that were on posts as the current location is not easily visible especially in the winter.

(e) Pet Policy

Unit 245 suggested that pet owners be charged a monthly fee for their pets as non-pet owners end up paying for pet damage out of their condominium contributions. The Chairperson advised that this would require a change of bylaws and that not enough owners would agree to it to pass this kind of change.

Unit 472 stated that the current pet problem is unsightly and unhygienic. Pets should not be allowed to do their "business" on common property. The Chairperson advised that the bylaws do address this and that pets are to be walked off of the property. The Chairperson advised that all pets are supposed to be registered with the condominium corporation and that approval may be revoked if pet owners do not comply with the bylaws and the current pet policy.

(f) Recycling

Unit 573 asked if the Board would consider on-site recycling. The Chairperson advised that this item was brought up at last year's AGM and it was decided that there were recycling centers close enough to Regal Park that the expense was not warranted.

(g) Eaves Troughs

Unit 313 advised the meeting that they had water in the basement and asked for the eaves troughs to be cleaned. The Board will review.

NEW BUSINESS AND QUESTION PERIOD

(a) Satellite Dishes

Unit 145 would like a revision made to the bylaws with respect to the current satellite policy. Current policy allows only satellite dishes that face a specific direction. If he follows policy he can't receive signal. Board to review.

(b) Bylaw Revisions

The Chairperson advised the meeting that the developer implemented the current bylaws of the corporation. As developers typically implement blanket bylaws, many sections do not apply to this particular property. A draft copy of the proposed bylaws has been released at the beginning of the meeting. The Board has attempted to make broader bylaws so that they can

make more policies. It is recommended that owners review these bylaws and submit their suggestions to the Board for their review and review by a lawyer by August 31, 2006.

(c) Additional Lighting

Unit 520 requested that another lamppost be added along the pathways. The Chairperson advised that it would cost approximately \$50,000.00 to add lights along the walkways but will review along with adding lights to the parking lots.

(d) Central Air Conditioning

Various owners inquired as to whether or not they were allowed to install Central Air Conditioning. Some requests in the past have been denied. The Board advised that owners were to resubmit their requests however the older units have been previously denied as there are problems with the power supply. The newer units are not affected.

NEW BOARD MEETING

The Chairperson requested that the newly elected Board of Directors remain after the closing of the Meeting to establish the date of the first meeting of the new Board.

ADJOURNMENT

UPON MOTION DULY MADE (Unit #152) AND SECONDED (Unit #313) IT WAS UNANIMOUSLY RESOLVED THAT the Meeting be adjourned. The Meeting was adjourned at 9:25 p.m.

2005, 2006

Speaking Points

- Moisture in Attics - - Roof venting installed to stop problem from continuing. Soffit Ventilation installed with Roof vents to stop further damage. Both were needed BEFORE Mould repairs could start.
- Developer Deficiency - - Backflow installations. There is a City of Calgary Bylaw REQUIREMENT that all residences of three units or more MUST have (DCVA) double check valve assembly to prevent contamination of the City of Calgary domestic water supply. This bylaw has been in place since 1996.
- New Landscaper, Sungreen Landscaping, and same again for Snow Removal Contractor. Spring Clean up and parking lot cleaning will occur together for best results.
- Major Tree Pruning for full site. Tree Frog Tree Care did major site pruning. Several trees had to be removed too close to buildings, diseased etc. There are still tree moves to be completed, a few re-plantings will need to be done, we may use the trees already on site where they are too closely packed together.
- New Parking Tags/Passes and Parking Enforcement. Resident complaints and concerns about Visitor Parking stall misuse, Rental Stalls being used with out payment of rental fee etc. This system allows the volunteers who monitor the parking to see when violations occur.
- New Property Manager, Barry Meckelberg replaced Doug Arnott in June 2005.
- Basement leaks, Currently cost for an Engineering Firm to undertake the survey is being bid out, (best quote) and as soon as the Engineers can develop a plan, then exterior repairs could start. Timeline is uncertain at this point.
- Some Concrete Driveway repairs/replacements were done in late part of 2005, more will need to be done, possible garage floor repairs to level floors
- Investment Brokerage CIBC was retained to invest the Reserve funds held by the condominium (\$380k) and get a better rate of return.
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