

YORK CONDOMINIUM CORPORATION NO.323

Minutes of the Board of Directors Meeting
Wednesday, January 12, 2011

Present:	Jock Galloway	President
	Bill Henderson	Vice President
	Frank Delling	Director
By invitation:	Isan Murat	Property Manager, Brookfield
	Holly Price	Minute-taker
Absent:	Ed Leies	Treasurer
	Sean Cumming	Secretary-left shortly after starting, ill

OPENING OF THE MEETING

There being a quorum present, Jock Galloway called the meeting to order at 6:30 P.M.

1.0 APPROVAL OF MINUTES

1.1 The Board reviewed the Minutes of the Board meeting held on November 24, 2010. It was resolved to approve the Minutes of the November 24, 2010 meeting.

MOVED BY	Jock Galloway
SECONDED BY	Frank Delling

All were in favour and the motion was CARRIED.

1.2 The Board reviewed the Minutes of the Board meeting held on November 3, 2010, and approved them as amended.

MOVED BY	Frank Delling
SECONDED BY	Bill Henderson

All were in favour and the motion was CARRIED.

2.0 APPROVAL OF FINANCIAL STATEMENTS

2.1 The Board reviewed the financial statements for the month ended November 30, 2010. There is some concern about the transfer of funds from HPG money back into YCC 323 accounts, and this will be discussed further when the treasurer is present.

The financial statement of November 30, 2010 was approved.

MOVED BY Bill Henderson
SECONDED BY Jock Galloway

All were in favour and the motion was CARRIED.

3.0 MANAGEMENT REPORT

Isan Murat presented the Report.

3.1 MATTERS ARISING FROM PAST MINUTES

3.1.1 Smoking Restriction: All smokers in the building have received the letter from the Board and only one has reacted. The full board has to meet and vote on pursuing the process of making the building non-smoking. A new bylaw has to be proposed, formulated, and taken to the owners at a general meeting.

3.1.2 Noise in one unit: J.E. Coulter has objected to the Board's attempt to settle his invoice with partial payment. This will be reviewed by Frank and discussed at the next meeting.

3.1.3 HVAC Drip Pans: This will probably be done in February rather than January because the contractor will become available then.

3.2 CONTRACTS AND PROPOSALS

3.2.1 Engineering Services: The choice of engineer of record was discussed again because the one chosen by the board has increased their rates and there was some concern about this. It will be discussed again at the next meeting after reviewing possible companies.

3.2.2 Roof Anchor Inspection contract: The board approved the hiring of PROBEL for a 5 year contract to inspect the roof anchors once a year;

MOVED BY Frank Delling
SECONDED BY Bill Henderson

All were in favour and the motion was CARRIED.

3.2.3 Auditor for HPG: The Board approved the hiring of Tapp and Company to be the auditor for HPG for 2011.

MOVED BY Jock Galloway
SECONDED BY Bill Henderson

All were in favour and the motion was CARRIED.

3.3 ITEMS COMPLETED

3.3.1 Rogers Cable Update

4.0 OTHER MATTERS FOR DISCUSSION

4.1 Policy and Procedures: Financial Policy and Privacy Policy – will be discussed at the next meeting.

4.2 HR Policy and Committee Structure: – will be discussed at the next meeting.

4.3 Gas Refund from MDSA: This will be pursued in small claims court, and the process has started.

4.4 Gas Extension Contract for 2012-2014: This discussion will continue at the next meeting.

4.5 Meet the Board: The next one will be held in early February.

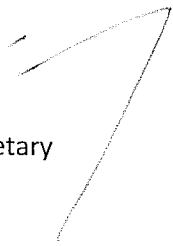
5.0 Adjournment

The meeting was adjourned at 8:09 p.m.

Next meeting: Wednesday, February 2 , 2011, 6:30 pm.



President



Secretary