

The attached Reserve Fund Report, done in March 2010 for Gold City Court by Ergil and Jackson Appraisals Ltd., contains a number of errors that were reported to the contractor by the Board. These changes have not been incorporated into a revised plan but will be reflected when the plan is reviewed in five years, as required by the *NWT Condominium Act*. Accordingly, this plan has been approved by the Board and is being posted to the website for the information of owners at Gold City Court (Yellowknife Condominium Corporation #6).

The changes noted to the contractor are as follows:

Page 17 - Balconies and Stairs:

Although these may appear to be in adequate condition, inspection by Board members has identified many that need replacement due to rot. This replacement project is currently funded from our yearly maintenance budget but some expenses may be transferred to the Replacement Reserve Fund if necessary and if funds are available.

Page 22 - Playground:

The contractor assumes that the playground equipment dates back to the opening of our condominium. This equipment was installed approximately 10 years ago.

Page 24 - Outdoor Lighting and Electrical System:

The contractor visited during the daytime and assumed that the lights are in proper working order. The lights are not functioning as they should and the Board is examining options for their repair or replacement.

Exhibit "B" Subject Photos:

The unit numbers indicated in the report do not reflect the unit addresses. These should be corrected in the next report.

Robert Galipeau
President
Yellowknife Condominium Corporation #6