

Minutes for Strata Council Meeting - Strata Plan 2720 - 21 March 2002

Attending: Roger Taylor, Larry MacMillan, Tom Myrick, Don Gorby,
Lynette Pineau, Gerry Gabel, Koreann Dalzell, Will Carter.

Absent:

Quorum: Yes

Minutes taken by: Gerry Gabel

The meeting was called to order at 7:35 PM at Koreann's place.

1. Review Minutes

- a) After noting some minor typos, the February 2002 Minutes were approved as corrected.

2. Financial Review

- a) CP 101 was recently purchased and Will is still waiting to receive the money owed the Strata from CMHC. Some responses to arrears letters sent to the owners of CP 207, HC 403 and CP 111 have been received: CP 207 has stated that she is on EI but has yet to submit a repayment plan; HC 403 has phoned but has not submitted a plan and we are awaiting a plan from CP 111 as well. Roger directed Will to send a notice to all owners who are more than \$1,000 in arrears to inform them that a written repayment plan is required by April 15th. The plan must deal with the ongoing monthly payments as well as eliminate the existing arrears within one year. If this is not done, then the Strata will contact the mortgagee and start foreclosure proceedings. The notice should also mention that the owner will be responsible for all legal fees and the total amount owing will be deducted from the sale price.
- b) Will was asked to check the Budget number for "INTEREST TRANSFER TO CONTING." as it should match the budgeted item "INTEREST INCOME". With this correction, our actuals are below the budgeted YTD totals.
- c) Will reported that Baywood is trialing automatic bank debits for strata payments and if all goes well we will be able to offer this to our owners.

3. Maintenance/Repair Items

- a) The dryer vent cleaning has been completed.
- b) The painting of the hallways and doors has started and is progressing quickly.
- c) Larry reported that he repaired the garage door trigger hose.
- d) The garage vent between CP and HC is noisy. Larry has ordered new belts and will shut down the vent motor and change the belts when they come in.
- e) The roof ventilation system is rusting and is in need of repair. Larry has a quote of \$300 each to clean and paint them plus install an insulating seal and the work comes with a 10-

year warranty. After considering the costs for landscaping, Council decided to proceed with this work, as there is likely to be money in the budget to do both plus we have the operating reserve to draw on.

- f) Lynette handed out a proposal from Brinck's landscaping for re-seeding the lawns including moss removal (especially between our buildings) and de-thatching. The proposal, costing \$4,850, would place 1" of soil over all lawn areas before seeding. There is also a proposal to acquire about \$1,100 of new plants for the garden beds. There is money in the budget to cover these expenses. Council has been happy with Brinck's work and thought his proposal to be a good one. Some discussion occurred regarding terracing the area between our buildings to improve drainage. This was considered to be worthy and Lynette was to contact Claudia (the landscaper) to discuss ways to do this work. Since improving the external appearance of the property is a priority and there is some urgency to get on with the re-seeding, Council decided to proceed with this work immediately and will consider terracing some of the lawn area if appropriate. Larry will look into borrowing a snow fence to keep traffic off the newly seeded lawn.
- g) The installation of micro-drip system was also considered although it may not be appropriate for the lawn area. Tom was asked to get two quotes on micro-drip systems, one for the lawns and one for the garden beds.

4. Security Issues

- a) No items this month.

5. Bylaw Issues

- a) A complaint has been received against the tenants of HC 215 who have repeatedly left garbage, dirty socks and shoes outside their apartment door. In the past, Roger has verbally informed the tenant of this infraction. However, it is now time for a warning letter, followed by a \$25 fine if the offence re-occurs and then \$50 for subsequent offences.

6. Other Items

- a) An owner has asked if Council could "get the word out" to Real Estate agents about our buildings, so any misguided opinions regarding the condition of our buildings is corrected. After discussing various ideas, Council decided it would like to start with sending e-mails to all agents in Greater Victoria, mentioning the Strata web site (which had received very positive comments from many agents). Future plans may include posters and/or placing notices in the newsletters of the Real Estate Council of British Columbia or the Victoria Real Estate Board. Will offered to research the email and notice options and report back at the next meeting.

Next Meeting On Thursday, 18 April 2002 at 7:00 PM at South Bay Pub.

Meeting adjourned at 9:15 PM