

Approved Minutes - Council Meeting - Strata Plan 2720 – 18 Dec. 2002

Attending: Roger Taylor, Tom Myrick, Don Gorby, Gerry Gabel, Mary Lou Newbold, Will Carter

Absent: Lynette Pineau, Christine Montgomery

Quorum: Yes

Minutes taken by: Gerry Gabel

The meeting was called to order at 7:45 PM at Gerry's place.

1. Review Minutes

- a) With the change of "Doug Downs" to "DougLes Consulting" in item 3c), the November Minutes were approved.

2. Financial Review

- a) Roger noted that he did not receive the full financial report last month and since the Treasurer (Christine Montgomery) has been ill, it is important that he get a full set of financial statements. Will will speak to his staff.
- b) Tom volunteered to act as Treasurer until Christine is well.
- c) Roger noted that the payment for the roof top ventilator replacements were to come from retained earnings (via Repairs and Maintenance) and Will agreed.
- d) Regarding arrears, Will reported that he has not heard from the owners of HC 304 and CP 207 after contacting them. Reminder letters are to be sent to owners of CP 111 and CP 204.

3. Maintenance/Repair Items

- a) The tenants in HC 304 had reported a water leak around their windows, but when Doug Downs did an inspection, he found nothing. This unit will be added to annual inspection list.
- b) The replacement parts for the roof top ventilators are still not here so the hallways remain cold. The only good thing is that we are saving on gas for heating the air.
- c) Rob Bergman, our handyman replaced some ballasts for the stairwell lights, and the areas are now much brighter.
- d) Our handyman who is doing a good job also replaced the garage door hose.

4. Security Issues

5. Bylaw Issues

6. Other Items

- a) All fireplace gas bills have been sent out and payments are being received.

- b) Roger raised the issue of getting a fireplace gas reading and collecting the money owing from owners who move during the year. He suggested holding back \$100 prior to releasing the Form F if we cannot read the meter immediately after the tenant moves out and calculate the exact amount.
- c) The Strata Council has now received a second complaint letter regarding noise from a unit above in which the carpet has been replaced with tile or hardwood. Roger noted that he always advises owners thinking about such changes to consult with their neighbour below. Such changes may also require the owner to change their behavior, e.g., not wearing shoes. After some discussion, some Council members thought that the new floor coverings might have to revert back to carpet if the noise problem persists. In any event, Council felt that we might need a new bylaw to address this matter or at least put out a notice.
- d) There appears to be some "free wheeling" related to the use of additional parking stalls and owners need to be reminded that all requests for new stalls as well as the release of unneeded stalls must go through the Strata Council.
- e) Planning for an annual clean up needs to be started soon. Tom will draft a notice for Council to send out requesting tenants to tidy up their lockers, entranceways, parking stalls and the bike storage area. Mary Lou suggested a "social event" whereby tenants could clean up the grounds and get to know each other at the same time.
- f) The garbage and recycling area remains a problem and Roger suggested video cameras for that area and the garage door. He will look into a small system for consideration at the AGM. Meanwhile he will ask Rob to haul away any major garbage items that should not have been left in the recycling area.

Next Meeting On 26 February 2003 at 7:00 PM at Don's place. Note there will not be a January meeting.

Meeting Adjourned at 9:25 PM.