

## **Approved Minutes - Strata 2720 Council Meeting - April 22, 2003**

**Present:** Roger Taylor, Christine Montgomery, Don Gorby, Tom Myrick, Mary Lou Newbold, and Will Carter

**Absent:** Lynette Pineau, Gerry Gabel

**Minutes taken by:** Roger Taylor

The meeting was called to order at 19:20 at the home of Roger Taylor.

### **1. Review of Minutes:**

- a. Mar 2003 minutes: Approved with the following changes:
  - i. 3a should read: "... Brewster Engineering – Bruce Cheadle.  
i. To review reports and maintenance items done to date and offer a written opinion: \$875.00"
  - ii. 5a should read: "... Council at this point in time,..."
  - iii. 6b should read: "... due to noise situation..."
- b. Dec 2002 minutes: Approved with the following changes:
  - i. 3a should read: "... when Doug Downs did an inspection, he found nothing. This unit will be added to annual inspection list."
  - ii. 6b should read: "... prior to releasing the Form F..."

### **2. Financial Review:**

- a. Christine Montgomery and Mary Lou Newbold reported receiving financial statements.
- b. Invoice dated 3/27/2003 from Thysson Elevator for \$1365.98 questioned. Baywood to fax copy of invoice to Roger for review.
- c. Baywood provided copies of late payment and fine letters to Roger during the meeting.

### **3. Maintenance / Repair Items:**

- a. Annual building inspection – No major issues to report thus far and inspection is ongoing.
- b. Landscaping – tabled for next meeting.
- c. HC114 Hot water tank burst. Hallway and HC112 affected. Doug Downs is coordinating repairs.
- d. CP104 Main bathroom – suds overflowing. Plumber determined to be overuse of soap in the 04 or 06 plumbing stack.
- e. CP411 Main bathroom – toilet overflowed. CP311, CP211, CP111, and stairwell also affected. DougLes Consulting is coordinating repairs.
- f. The No Parking signs are not very visible from driveway. Roger will contact handyman to coordinate moving the signs to a more visible location.

### **4. Security issues:**

- a. None reported.

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### **5. Bylaws & Rules:**

- a. Received noise complaint letter from the guest of HC104 regarding noise levels from HC204. Roger will write a letter informing the tenants and owners of the complaint.
- b. Tenant in CP312 has installed a satellite dish that exceeds the strata lot boundary and has mounted it to the top of the balcony post. Roger will notify the tenant to remove it from the balcony pillar post. The tenant will be charged for the repair/replacement of the balcony pillar cap flashing.

### **6. Other:**

- a. HC306 – New owner: Doug Coulson
- b. Baywood had requested permission to destroy old invoices and arrears letters for the years 1995 and 1996. Council agreed.
- c. Due to the number of bikes suspected to be abandoned in the bike area and how crowded the bike area has become, a bike area cleanup shall be coordinated. Roger will post notices. Mary Lou will attach ribbons to the bicycles. Residents will be instructed to remove the ribbons from their bikes by a specified date. Any bike with a ribbon remaining after the specified date will be removed.

Next meeting: May 22, 2003 at the home of Tom Myrick (#207-545 Manchester Road).