

# **Approved Minutes - Council Meeting - Strata Plan 2720 – 21 August 2003**

**Attending:** Roger Taylor, Don Gorby, Gerry Gabel, Christine Montgomery, Darren Pears, Will Carter  
**Absent:** Mary Lou Newbold, Chris Maze **Quorum:** Yes  
**Minutes taken by:** Gerry Gabel

The meeting was called to order at 7:20 PM at Christine's place. Also attending the meeting was owner Edna Deepprose from HC 117.

## **1. Discussion with Edna Deepprose**

Edna Deepprose, who, with her husband, has owned HC 117 for 3 months, attended the meeting to discuss various concerns and complaints they have about a variety of matters.

The ensuing discussion was wide ranging but the following topics were covered: dirty vents and ducts in the hallways, landscaping and irrigation, shrubs and hedges, recycling boxes in the lobby, window washing, dryer vents, dirty lobby furniture, restricting the number of rental units and "quality" of tenants, security cameras, someone leaving food for stray cats, and the desire for residential parking on Manchester Road.

Since Edna is a new owner, Roger explained some of the history related to these topics.

With regards to parking, the City of Victoria has been approached three times in the past couple of years. They will not place residential only parking signs on our block of Manchester Road as there are only multi-dwelling units on the block. It is against the city's policy. Roger commented that Edna is free to pursue this matter with the city if she wishes.

With regards to rental restrictions and preventing "bad tenants". Don and Will explained the wording of our current bylaws and how first and second owners cannot be restricted. In addition, the Strata Property Act specifically prevents strata council from interfering with an owner's decision of to whom they rent their unit. This led to a discussion of security and cameras. Roger responded with the history of our investigations into security cameras and monitors and how the costs have been presented to the owners three times in the past, but have not been approved.

When discussing bad tenant or guest behavior, Roger indicated that the best way to deal with problems is to approach the other party and discuss it. If a resident is reluctant to do that and the issue is severe, then the Police can always be called. Owners should also document infractions and inform the Strata Council, in writing, so we can deal with the issue.

Darren commented that some owners feel that the Strata Council is not approachable and that we don't communicate as well (or as often) as people would like.

Additional suggestions brought up at the meeting included:

- higher fences or hedges around the property to discourage transients from entering the property.
- Block Watch type program to encourage owners to take more responsibility for the common property.
- Requesting the police "take a quick walk" around the Churchill Place when they are at Tim Hortons, to help reduced the number of vagrants.

At 8:40PM, Lynette Pineau joined the meeting. Christine Montgomery and Lynette Pineau had compiled a summary of comments from Churchill Place residents that had been gathered on a walk-about on Saturday morning, August 16<sup>th</sup>, after a particularly noisy night before. Many of the incidents were related to events at CP 306, which was already on the agenda.

The summary was distributed at the meeting. Lynette expressed real concern about the safety of the tenant in CP 306. She informed Council that she would call the Social Services Emergency authorities if the situation continued or worsened. At 9:05PM Lynette and Edna left the meeting.

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After a lengthy time discussing the various items raised at the meeting, the following actions were agreed upon:

- Peggy Taylor will contact the cleaning company to clean the dirty vents and tidy up the railings and the stairwells.
- Roger Taylor will contact Victoria Refrigeration to see what can be done to reduce dirt and soot in the ducts from the ventilation equipment.
- Bill Deeprose will talk to the gardeners and irrigation people to discuss improvements. Darren volunteered to work with Bill, starting with a walk around to identify problems.
- The other items would require much more time to discuss, so they were tabled to future meetings.

## **2. Review Minutes**

- a) Review of the July 2003 Minutes was tabled until the next meeting.

## **3. Financial Review**

- a) Review of the July 2003 Financial Report was tabled until the next meeting. Will Carter did gather signatures for the bank accounts and updated the list of Council Members.

## **4. Maintenance/Repair Items**

- a) The complete Annual Inspection Reports have been posted to the Strata web site.
- b) Discussion of the rooftop ventilator vents and filters as well as janitorial matters were tabled until the next meeting.
- c) Discussion of specific irrigation problems was tabled until the next meeting.
- d) Don reported on some scheduling problems with the hot water tank replacements and improper location of the overflow drain. Roger also mentioned that Miles Plumbing did not handle the billing as discussed.

## **5. Bylaw Issues**

- a) Two complaints have been received regarding patio door curtains in unit CP 106. The owner was given until July 31 to have his tenant change them, which has not happened so Council decided on a \$50 fine.
- b) Additional complaint letters have been received against the tenant in CP 306. This totals 5 letters relating to incidents on August 2<sup>nd</sup>, July 4<sup>th</sup>, 26<sup>th</sup>, 28<sup>th</sup> and June 8<sup>th</sup> and 13<sup>th</sup>. The last letter sent to the owner was on June 9<sup>th</sup> for infractions up to June 6<sup>th</sup>. Council reviewed the complaint letters and identified nine fineable events involving lettering, noise, spitting and marijuana use for which the fines totaled \$1,700 for the period from June 8<sup>th</sup> to August 2<sup>nd</sup>. There were a couple of complaints from August 8<sup>th</sup> to 13<sup>th</sup> that were not fined in order to give the owner time to respond to the first letter. The situation involving CP 306 has reached extreme portions and is affecting the entire building.

## **6. Other Items**

- a) Discussion of building security was tabled until the next meeting.
- b) The tenant in HC 410 has been leaving food out at the end of the Hampton Court building for stray cats in an attempt to trap them and remove them from the area. The owner of HC 117 has taken the containers and put cat feces in them. As a result the owner of HC 410 has written the Strata Council asking for consideration and the time to deal with the stray cats which they hope will be trapped in a few weeks. Roger will write back to acknowledge the situation.

**Next Meetings:** September 25 @ 7:00 PM at Roger's place. October 22 @ 7pm at Don's place

**Meeting Adjourned:** 10:45pm