

# **Approved Minutes - Council Meeting - Strata 2720 – August 29, 2005**

**Attending:** Roger Taylor, Gerry Gabel, Don Gorby, Chris Maze,  
Mary Lou Newbold, Anita Walper, Will Carter

**Absent:**

**Quorum:** Yes

**Minutes taken by:** Gerry Gabel

The meeting was called to order at 6:05 at the Legion, Pro Patria Branch.

## **1. Review Minutes**

- a) In the interest of time, the review of the July Minutes was tabled until the next council meeting.

## **2. Financial Review**

- a) As this was a short meeting prior to the AGM, Roger reviewed the financial material mailed to owners with the Notice of Meeting. He will present this information to Owners at the AGM explaining the reason for the large deficit this past year and the transfer from Contingency Reserves to cover the loss. He also brought attention to the fact that this transferred amount was missing from the table titled "TIME LINE FOR REPLACEMENT RESERVE" and that future year balances need to be reduced by \$29,857.

Anita reported on what she learned from the City of Victoria about our puzzling water bills. Apparently there are two water meters - a high flow meter that has a higher price for water consumption and a low flow meter that has a cheaper rate. One of these meters was not working, probably for over a year, and we have been billed less than we should have. Now that it is corrected, our water bills will be higher. Council discussed some ways we could reduce water consumption such as timing of the irrigation system or changing to low flow toilets and showerheads.

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

- a) Roger reported that water had leaked in under the front door of Hampton Court just before the meeting causing some damage to the entrance carpet.
- b) Chris suggested that it might be time for another bicycle culling as the bike area is starting to look bad again.

## **4. Security Issues**

- a) The lock box containing tradesmen's access keys was pulled off the building, broken into and maintenance area keys were stolen. This theft is likely the cause of some recent vehicle break-ins in the garage. Hence it may be necessary to re-key the building and the maintenance rooms. Roger mentioned that we could recess the lock box into the building wall, which would make it more secure, at a cost of about \$1200. Council decided that this should be done.

## **5. Bylaw Issues**

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- a) Anita reported that she had done some investigation into which tenants appear to not be breaking down their cardboard boxes before placing them in the recycling bins. The offending residents are in HC 214, HC 212, HC 415, CP 312 and CP 301.

*At this point the meeting was suspended as owners starting entering the room for the AGM. The meeting was reconvened after the AGM with a new set of Council members.*

### **6. Other Items**

- a) At the AGM, a new Council was elected by acclamation consisting of Roger Taylor, Gerry Gabel, Chris Maze, Mary Lou Newbold, Anita Walper, Wanda Farrant and Carol Kronbauer. Donna Bishop volunteered to replace Chris Maze at a later date as Chris indicated that he would likely be selling his unit this fall. The Council thanked Don Gorby for his many years of valuable service to the Strata.

The Council members chose Roger to continue as President and Gerry as Secretary. Other assignments will be made at the next Council meeting.

**Next Meeting**      On September 20, 2005 at 7:00 PM at Chris's place (CP 209)