

## **Approved Minutes - Council Meeting - Strata 2720 – October 24, 2005**

**Attending:** Roger Taylor, Gerry Gabel, Mary Lou Newbold, Anita Walper, Wanda Farrant, Will Carter

**Absent:** Carole Kronbauer, Chris Maze, Don Gorby, Donna Bishop

**Minutes taken by:** Gerry Gabel

**Quorum:** Yes

The meeting was called to order at 7:15 PM at Anita's place.

### **1. Review Minutes**

- a) The September 20 Strata Council Minutes were reviewed and approved with the following changes noted:

- In item 2a): change "He" to "he"
- In item 5a): change "management" to Management"
- In item 6c): change "Marty" to "Mary".

### **2. Financial Review**

- a) The Financial Statements were reviewed and the following items noted. Interest transfers to our contingency funds are not being recorded in the financial statements, although the transfers are occurring at the bank. The September Electricity expense shows as zero but it may have been entered earlier as the YTD amount looks OK. The Balance Due amount from the Fee Summary is \$20 different from the Balance Sheet Receivables amount. Roger asked if the landscaper's invoices had been received since that amount is zero. Will will look into these anomalies.
- b) In reviewing the arrears report from the Fee Summary, Council was pleased to see that the owner of CP204 paid \$3,343.97 to clear up her arrears and also noted that the unit was up for sale. The total arrears are now below \$9,000 with over half that amount owing for unit CP 207.

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

- a) Paint touch ups are to be carried out by Cascade Painting after the new carpets are installed.
- b) Cantec will carry out the annual fire system inspection by the end of October. We hope to test about half the in-suite alarms during at this time depending on accessibility to the units.
- c) S.B. Contracting will do the annual irrigation system draining and blow-out during the following week.
- d) Window cleaning will be scheduled for the spring.
- e) Don Gorby repaired a crack in the exhaust system of our back-up generator.
- f) We have not heard if a plumber was able to gain access to units CP 111/109 to check the drain functionality that was compromised during the heavy rainfall in late August.
- g) Comino Carpets have yet to replace the underlay and tack down the carpet at the entrance to Hampton Court, which was also damaged by the heavy rainfall in August. Eagleye did the cleanup.
- h) A&D Glass repaired the chipped and cracked window in the bedroom of HC 106.
- i) Anita reported on the replacement building numbers ("520") for Churchill Place. She felt that the exact replacement numbers were too expensive and showed the Council members two sets of brass numbers she had acquired instead. Roger will see how they look on the building and proceed with installation if they are acceptable.

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- j) Anita showed the Council members an outdoor light cover to replace the broken one at the Hampton Court entrance. It was not an exact replacement but should be acceptable.
- k) Roger expressed some frustration dealing with suppliers for quotes to replace the carpet in the first floor and stairwells of Hampton Court. He gave Comino a key so they could view the building, which they did not and they have not responded after 3 follow-up calls. So at this point the only quote we have is from Hourigans. They quoted \$5,500 per floor for Hampton Court and \$4,000 for Churchill Place plus \$2,380 for the stairwells. Will suggested we contact Fuzzy Wuzzy Carpets as he has always had good service from them.

### **4. Security Issues**

- a) We have received a written complaint from a tenant who stated that someone was buzzing tenants on the Churchill Place EnterPhone at 3AM in an attempt to gain access to the building to see someone in CP 412. The resident was concerned about security and personal safety. Roger will talk to the tenant of CP 412 about the matter.

### **5. Bylaw Issues**

- a) A noise complaint has been received against HC 312 who recently had new hardwood flooring installed. The owner has received the Agreement but has not signed and returned it. The tenant complaining spoken with the owner of HC 312 during the noisy construction period. The complaint was prompted by continuing noise although they have not contacted the other party again even though Roger suggested they do so. Roger will send the HC 312 owner the usual letter.
- b) Roger updated Council on the ongoing noise from HC 317. Recently the police had to be called because the noise early one morning seemed to indicate domestic violence. When the police arrived, one of the parties involved left via the balcony. A strong letter will be sent by BPM stating that fines will apply if there is no change. Council will review the matter again at its next meeting.

### **6. Other Items**

- a) Gerry Gabel reported that he has sold his unit and hence will unfortunately be required to leave Council. Don Gorby will come back on board filling that vacancy. Mary Lou volunteered to assume the Vice President and Secretary duties.

**Next Meeting**            On 14 November 2005 at 7:00 PM at Roger's place  
                                 On 12 December 2005 at 7:00 PM at Gerry's place

The meeting adjourned at 9:30PM