

## **Approved Minutes - Council Meeting - Strata 2720 – July 26, 2006**

**Attending:** Roger Taylor, Don Gorby, Will Carter, Mary Lou Newbold,  
Wanda Farrant, Donna Bishop, Carol Kronbauer

**Absent:** Anita Walper

**Quorum:** Yes

**Minutes taken by:** Mary Lou Newbold

The meeting was called to order at 7:40 PM at Will's place.

### **1. Review Minutes**

- a) June 2006 minutes
  - change Carole Kronhauer to Carol Kronbauer
  - 2b second to last line change "fro" to "for"
  - 3a add an "a" before the word "quote"
  - 3b change Kurt to Kirk
  - 5a take out the space in McMurchie

### **2. Financial Review**

- a) Roger noted that the \$200 under "Other Income" should be Gate Card Deposits. Appears that Strata is coming in around \$1600 under budget. Proposed budget will increase strata fees by 6.43%. Budget includes new carpet. Strata will need a special resolution to approve \$35,000 from the contingency reserve for this expense.
- b) Arrears – Nothing that requires attention this month.

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

- a) First floor carpet installations (both buildings) – confirmed that we are ready. We are now waiting for an installation date from Fuzzy Wuzzy.
- b) Ensuite bathtub leak between HC 210 and HC110. There is an appointment for 8:30am Friday July 28, 2006. Brent Jansen Plumbing will investigate damage.
- c) Mouse traps have been placed in the locker room. The traps have remained empty, it's possible that mouse droppings are from some time ago.
- d) CP109 repairs update – most issues outstanding are now between the owner and their insurance company. Fireplace repairs are under way, and we are waiting for a new meter. Strata expects insurance claim to be settled within the next two weeks.

### **4. Security Issues**

- a) Roger has ordered a supply of new gate cards. They will arrive while he is away so they've been shipped to Baywood. Donna volunteered to have a few programmed gate cards so people don't have to go down to Baywood.
- b) Outside door west end of Hampton Court isn't closing. Roger will repair.
- c) Still a problem with people not waiting for garage door to close completely before driving away. People that are waiting for the door to close are being honked at by other cars waiting for entry.

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Roger will post a notice reminding owners and tenants that, for security reasons, allowing the gate to close completely is important.

### **5. Other Items**

- a) Strata decided to invest \$750,000 for 2 years in a Scotiabank GIC at a rate of 4.4% as of the date of the meeting. Rate will be adjusted upon deposit to reflect the current rate of the day. GIC account should require 2 signatures to withdraw. Baywood representative, plus one of Strata President (Roger Taylor), Vice President (Donna Bishop), or Treasurer (Wanda Farrant).
- b) MOTION: That 2 signatures one of President, Vice President or Treasurer, plus Baywood Representative be required to remove money from the GIC account. Motion made by Roger Taylor, seconded by Don Gorby. All in Favour, none opposed.
- c) Budget discussed and agreed upon by Council
- d) AGM Date: August 23 – August 29, whatever date we can book the Legion. Roger will post notices and advise Baywood so notices can go out to owners.
- e) Environmental Management – Council has decided that any environmental management issues that will cost Strata and or owners money are currently unfeasible. Should Strata find areas that will save owners money, those ideas would be further investigated.
- f) Cigarette Butts – Donna Bishop and an owner picked up cigarette butts from the front of HC101. April 12, 117 butts, May 19, 104 butts, June 29, 167 butts and July 26, 117 butts. A note has been sent to the units above, but no response was received. Council has requested that the affected unit send a letter of complaint to council so that Strata may notify the offending unit or units.

**Next Meeting**      AGM between August 23, 2006 and August 29, 2006

Meeting Adjourned at 10:15pm with Council thanking Will for hosting the meeting and providing a wonderful meal.