

## **Approved Minutes - Council Meeting - Strata 2720 – February 12, 2007**

**Attending:** Roger Taylor, Will Carter, Mary Lou Newbold,  
Wanda Farrant, Anita Walper, Donna Bishop

**Absent:** Tracey James, Don Gorby

**Quorum:** Yes

**Minutes taken by:** Mary Lou Newbold

The meeting was called to order at 7:20 PM at Wanda's place.

### **1. Review Minutes**

- a) 3c – remove the words “the engineer had”  
3e – change will arriving to should arrive  
3g – replace unit numbers with the words west end stairwell  
5b-change last sentence to read: A motion should be brought forward to clarify voting rights.

### **2. Financial Review**

- a) January 2007
  - a. Wanda noted interest to be accrued on a monthly basis as new GIC matures in 2 years not 90 days.
  - b. Supplies to be moved into Repairs and Maintenance
  - c. Gas bill caught up in January
  - d. Wanda noted some credit balances that have been outstanding for one year, Baywood will attend to this and make appropriate adjusting entries as none of these credits are actually monies owed.
- b) Arrears
  - a. CP207 is back on track with payment plan.

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

- a) HC301/201/101/Utility Room – still waiting for three companies to provide quotes.
- b) HC402/102 – Bathroom – still waiting for quotes, owner of HC402 will attempt to set up repairs and get back to strata.
- c) HC406 Balcony/HC306/206 Living Rooms – water damage from heavy rain and windstorm, repairs ongoing.
- d) HC210/110 – Damages caused by bath tub caulking failure. Repair costs exceeded \$2000. Strata engaged in discussion to clarify responsibility for damages within Strata Property Act. Strata is in agreement that owners need to be reminded that water escape damage can be the responsibility of the originating unit. Roger will draft a by-law for strata to review at next meeting to be voted on at next Annual General Meeting.

## **Approved Minutes - Council Meeting - Strata 2720 – February 12, 2007**

- e) Hallway fluorescent bulbs still on order, supplier says they should arrive in the next couple of weeks. Carried forward
- f) Pruning of bushes to be done to improve security of Gorge Road area.

### **4. Security Issues**

- a) None

### **5. Other Items**

- a) Composting – carried forward
- b) Water Consumption – discussion of whether or not a by-law should be brought forward requiring owners to replace plumbing items with low flow/consumption devices. Tabled for future discussion.
- c) Noise Complaints – CP303 Council received two written complaints regarding a barking dog. Two complaints, one telephone, one written, were also received about “renovation type” noises. Roger contacted both the resident and the registered owner of the unit that official complaints have been received and if further complaints are made, strata will impose fines.

**Next Meeting**      On Wednesday March 14 at 7:00pm at Donna's place

The meeting adjourned at 9:10 PM