

Approved Minutes - Council Meeting - Strata 2720 – June 19, 2007

Attending: Roger Taylor, Will Carter, Mary Lou Newbold,
Don Gorby, Anita Walper, Tracy James

Absent: Donna Bishop, Wanda Farrant

Quorum: Yes

Minutes taken by: Mary Lou Newbold

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

1. Review Minutes

- a) May Minutes
 - i) 5a. changed to read: Roger received information from Tracy and Baywood will mail to owners with the gas meter requests.

2. Financial Review

- a) May 2007 F/S
 - i) Tracy asked about administration costs being over budget. Will to investigate and report back to strata at next meeting.
 - ii) Hydro bill missed previous month, but now caught up.
 - iii) Brincks Landscaping inadvertently invoiced us twice and it was paid both times. The next month's billings will be applied against the credit.
- b) Arrears - HC303 has recently sold and Baywood is awaiting a gas meter reading in order to reverse the \$200 pre charge.
- c) Insurance Renewal - Completed and paid \$24,410.00, which is a reduction from last year.

3. Maintenance and Repair Items

- a) Building Inspection
 - i) Report overdue – The archway at the front of Churchill Place has had a large crack for several years. As it is not structurally part of the building, it was left to use as a test area to view after being left for several years. This year DougLes Consulting investigated the area and while it had some rot in the sheathing, it did not affect the building structure and the area affected was limited. It was decided to investigate 7 significant corner cracks. One corner (with the most significant cracks) had damage to the building sheathing, but the affected area was limited. 12 additional corners were selected for testing No further issues were found. Roger has asked for an estimate on caulking and painting.
 - ii) Outstanding items – There are still some corners to fill from the inspection and the "R" and "C" need to be replaced from the Churchill Place sign.
 - iii) Repairs – Water ingress from the balcony of HC406 caused damage to HC306 and HC206 so repairs were done which were over and above the quote given for the annual inspection. Invoice total \$33,011.11.

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- b) Painting Quotes – Roger has received one quote out of four requests. Three have been re-requested and still no response.
- c) HC West-end Fence Quotes – Roger has received one quote out of four requests. The quote is for \$5,500.00.
- d) Fire System Repairs - Work is about 75% complete.
- e) CP307 – Washing machine overflowed causing damage to CP207 and CP107. Roger will go and assess damage.
- f) CP109 – Bathtub damage from 2005 flood. As firefighters were trying to eliminate water quickly, they took the toilet off so the water would drain quickly. Toilet pieces thrown into the bathtub damaged the finish and the owners insurance won't cover the repair/replacement costs. Roger will investigate the options and discuss them with our insurance agent, as this is from the original flood in 2005.
- g) Irrigation – Some sprinkler heads are missing areas and are watering past areas that need water. S B Contracting will assess what improvements can be made to the existing system to improve efficiency of water usage and provide us with a quote.
- h) Landscaping – Roger was approached by Al Cunningham of the City of Victoria and told to trim back the bush closest to Gorge Road as it is hanging over the sidewalk. The work has been completed.

4. Security Issues

- a) Garage level doors to HC elevator area need repair and the inside one needs to be replaced. Roger will get a quote from Slegg Lumber for replacing the steel door.

5. Other Items

- a) Composting – 39 out of 108 units have indicated an interest in this program. Of the number of units that have actually reported it is 65% in favor. \$2200 per year is the estimate to go with the program. Roger will get a quote for increased garbage removal as we have bins overflowing on a regular basis. www.pacificmobiledepots.com recycles many items and works with community associations to have drop-off points. Tracy will look into having them work with the Burnside Community Association.
- b) Gas Meter Readings – 61 out of 102 units have been received. Roger will provide Will with the information by this Friday to get the bills out to owners.
- c) Help Hints – Tabled for now.

Next Meeting: Thursday, July 19, 2007 at 6:00 pm at Will's Place

The meeting adjourned at 9:05pm