

# Approved Minutes – Council Meeting – Strata 2720 – July 14, 2008

**Attending:** Anita Walper, Will Carter, Roger Taylor, Carol Kronbauer, Donna Bishop  
**Absent:** Tracy James, Lorne Grand  
**Minutes taken by:** Anita Walper

**Quorum:** Yes

The meeting was called to order at 7:45 p.m.

## 1. Review of June 23, 2008 Minutes

The June 23, 2008 Minutes were adopted.

## 2. Financial Review

- (a) June 2008 financial statement – figures are very close to budget with only a couple of outstanding invoices of approximately \$8500, a reserve will be set up to pay these when they are received.
- (b) The interest income is under budget as the T-Bill and GIC amounts are only up until March, 2008. Only six months of accrued interest is included.
- (c) Arrears – there are currently four units in arrears.
- (d) Review of year end financials for AGM preparation – figures were adjusted to reflect increased cost of fuel and surcharges.

## 3. Maintenance/Repair Items

- (a) Cracked windows at CP305 and CP412 – Council called A&D Glass to repair the windows and are waiting confirmation that the work was done.
- (b) Window washing – Council approached two companies for quotes. One advised that they couldn't do the job for three months, the other has not responded.
- (c) Carpet replacement – Fuzzy Wuzzy Carpets provided a quote of \$34,800 to do the carpet replacement on the upper three floors and stairwells in both buildings. They estimate the work will take approximately one month. Estimated start date is September, 2008.
- (d) Interior painting – Council met with Empress Painting and did a walk about the two buildings. An estimate is forthcoming.
- (e) Bike area clean-up – All locks on the bikes were cut on June 27, 2008, removal is pending.
- (f) HC front door lock was replaced.
- (g) Landscaping – Council did a walk about the property with Brink's Landscaping. There are several large bushes that need to be trimmed and other areas of ground cover of moss that need to be tended to.
- (h) CP109 bath tub that damaged by the Fire Department has been refinished twice and the coating continues to fail. Council gave the insurance company pictures in the hopes the tub will be covered under the original claim.
- (i) East end fence of HC was damaged and has been repaired.
- (j) Garage door fascia has been replaced by Depend-A-Door.
- (k) CP elevator door is missing the U-channel. Part has been ordered.
- (l) HC elevator call buttons (up arrows) on the garage level and first floor are missing and have been ordered.
- (m) Gas fireplace meter readings have been submitted and there are six outstanding readings.
- (n) Enterphones for both buildings have been reprogrammed to include 250.
- (o) Doug Downs has suggested that all balconies and their windows be inspected for maintenance items – possible target date is September, 2008. In addition, a test painting patch will be done on one of the buildings to determine coverage of caulked stucco.
- (p) Fire Inspector found four outstanding items:
  - i. Monthly fire alarm testing has not been done;
  - ii. Cascade Fire Protection annual fire inspection items have not been done, even after two reminders, and is now scheduled for July 21, 2008;
  - iii. There is a small leak in the fire pump in CP that needs attention, even though it has already passed inspection;
  - iv. Storage of personal items in the garage is not appropriate.

## 4. Bylaw Items

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None

### 5. Security Related Items

CPTED report was received from the City Police Department for a walkabout the two buildings and property. Council discussed the report.

### 6. Other

- (a) Composting Program – distribution of all totes on hand has been done and 20 more have been ordered for those who don't have one. Review will be done in September of the garbage and the effect composting has on the volume.
- (b) AGM will be August 27, 2008 at 6:45 p.m. at the Legion on the Gorge. Notices will be mailed out.

**Next meeting:** August 18, 2008 at 6:00 p.m. at Will's place.

Meeting adjourned at 10:20 p.m.