

Approved Minutes – Council Meeting – Strata 2720 – October 21, 2008

Attending: Tracy James ,Donna Bishop, Jarra Ford, Anita Walper, Will Carter, Roger Taylor, Carol Kronbauer

Absent: none

Minutes taken by: Anita Walper

Quorum: Yes

The meeting was called to order at 7:38 p.m.

1. Review of September 22, 2008 Minutes

The September 22, 2008 Minutes were adopted as circulated.

2. Financial Review

- (a) Financial statements for September were distributed at the meeting. Everything is on track with the budget..
- (b) Arrears – Units CP102, HC208, HC403 are all in arrears and fines will be levied. Units CP211 and HC405 will receive letters.

3. Maintenance/Repair Items

- (a) Carpet Replacement – Notice has been given to residents of both buildings for 2nd, 3rd and 4th floor carpet replacement starting October 27, 2008. The balconies of each of these floors will also be checked at the same time as the carpet replacement.
- (b) Painting Quotes – The painting quotes were received for budgetary purposes.
- (c) Landscaping Quotes – Quotes are forthcoming.
- (d) Elevator carpet at garage level – Fuzzy Wuzzy Carpets gave estimates for carpet replacement HC \$445 and CP \$615.
- (e) Sprinkler system – Backflow prevention work has been completed, winterization is booked for November.
- (f) Garage door – Continuous problems with the garage, doors broken belt replacement, trip switch not working property, motor and overhead units need to be replaced and are booked for November.

4. Bylaw Items

- (a) CP303 requested an exemption to the rental restriction bylaw due to financial hardship. Council granted a rental restriction on CP303 for the period November 1, 2008 to December 31, 2009. It is a condition that this will be a fixed-term tenancy agreement terminating December 31, 2009. It is a condition that the owner must reapply no later than September 30, 2009 to prove continued hardship and request a renewal of the fixed-term tenancy agreement. Failure to comply with these conditions will result in the removal of the exemption.
- (b) HC117 is on the market for sale and the Realtor requested an exception to the pet weight bylaw for a prospective purchaser to accommodate a larger, old dog. Council does not have the authority to grant exceptions to the pet bylaw.

5. Security Related Items

The Crime Prevention Through Environmental Design was reviewed by Council. Council agreed that the first step is to install sensor lighting on the outside of both buildings on the ground floors, starting with Churchill Place. Council will walkabout both buildings to determine the most desired locations for the sensor lights.

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6. Other

- (a) Environmental initiatives – A Council member suggested an overview of cost savings measures be prepared for information purposes.
- (b) Rob Bergman, Handyman, has moved to the Yukon. A new handyman will have to be found.
- (c) HC third floor stairwell door on the west end is not closing properly.
- (d) CP fourth floor west end electrical closet door knob requires replacement.
- (e) Fire alarm panel review – Council visited the electrical room to review the fire alarm panel, how to interpret the alarm panel and what to do until the Fire Department arrives.

Next meeting: November 24, 2008 at 7:00 p.m. HC402

Meeting adjourned at 9:55 p.m.