

Approved Minutes - Council Meeting - Strata 2720 – February 25, 2009

Attending: Roger Taylor, Will Carter, Donna Bishop, Tracy James, Jarra Ford

Absent: Anita Walper, Carol Kronbauer

Minutes taken by: Jarra Ford

Quorum: Yes

The meeting was called to order at 7:30 pm at Donna's place.

1. Review Minutes

The previous month's minutes were amended as follows:

2(b) ...HC208 remains in arrears. Baywood Property Management Ltd. obtained a Land Title Office search so that a notice of the mortgagor's overdue fees can be sent to the mortgagee, if necessary.

The minutes of the January 19, 2009 meeting were approved as amended.

2. Financial Review

(a) January 2009 Financial Statements were reviewed. Water is over budget. Water conservation options to be discussed at a future meeting.

(b) The owner of HC208 was advised that the mortgagee would be informed of the violation of his mortgage contract if arrears continue. No payments or payment plans have been received. Baywood Property Management Ltd. will send a letter to the mortgagee by March 6, 2009 to place a lien on the property, if no payments are received. An attempt will be made to contact the owner to discuss the urgency of the issue.

3. Maintenance/Repair Items

(a) The rooftop ventilator repair is waiting on parts. Should be complete within one week.

(b) Doug Downs of Eagleye Restoration and Construction investigated problem with laundry pipe in CP104. An inline fan was installed in the pipe to force excess moisture out of the pipe resulting from the design of the unit's ventilation and the distance from the dryer to the pipe's exit.

(c) Repairs to HC404/304/204 are complete.

(d) A special meeting may be called to approve the painting of both Churchill Place and Hampton Court. Repainting CP will be done by Eagleye Restoration and Construction at cost due to excessive patch jobs completed in the past.

(e) Insurance company has agreed to cover the cost of replacing the bathtub in CP109 due to failed repair attempts.

(f) Landscaping quotes are being reviewed and fees are being negotiated.

(g) A report from the annual fire alarm inspection will detail which units require hardware upgrades. Some suites may require individual inspections paid by the owner as access was not granted on the day of the inspections. The report will be reviewed at the next strata council meeting.

(h) A light fixture on the 3rd floor of the HC east stairwell requires repair.

(i) Owners are liable for damage caused if washing machine hoses break. Roger will prepare a notice to send to owners informing them of their responsibility. A by-law may be initiated.

(j) A sign is to be designed by Roger to deter the dumping of unwanted items (furniture, paint, etc.) in the parking garage.

4. Bylaw Items

(a) HC214 to be fined for noise violations.

5. Security Related Items

None

6. Other

None

Next Meeting: Tuesday March 17, 2009 7:00pm at Roger's place

The meeting adjourned at 10:00 pm.