

Approved Minutes – Council Meeting – Strata 2720 – June 15, 2009

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

Quorum: Yes

The meeting was called to order at 7:17 p.m.

1. Review of Minutes

May 21, 2009 minutes were adopted.

2. Financial Review

- (a) Financial statements for May were reviewed.
- (b) Arrears – HC208 and HC214 will both be fined and interest charged to each unit.
- (c) Budget Preparation
 - (1) Insurance renewal quote – the premium for insurance will cost \$22,620 for coverage at \$15,750,000 which is an 8% increase in value.
 - (2) Garbage pickup - Waste Management purchased RDI. Council will review the costs with the new company to determine if Waste Management will provide garbage pickup for the Strata buildings.
 - (3) Draft budget proposal from Baywood Property Management – a few minor adjustments were made to the proposed budget.
 - (4) Investment options – to be dealt with at a separate meeting in order to have an investment consultant come in to talk to Council about investment options.

3. Maintenance/Repair Items

- (a) Annual inspection report from DougLes Consulting – Council will request more details on the items found and listed in the report.
- (b) Annual inspection 2009 will be scheduled for July.
- (c) Landscaping – shrubs in front of Churchill Place appear to have been cut up so the landscaper will be contacted. There appears to be tent caterpillars in a tree by Churchill Place. There are dead shrubs out front Hampton Court.
- (d) Window washing – six quotes were requested but only one quote was received at 2 ½ times the cost from previous years for a total of \$5000.
- (e) Building painting – postponed until 2010.
- (f) Fire suppression system – CanTec does the inspection and Cascade Fire Protection does the work. There were five deficiencies noted in the report – two from last year that were not repaired. It was recommended that two accelerators be installed in the garage fire suppression system.
- (g) HC104 drainage issues – backup in the kitchen sink was reported and dealt with.
- (h) HC front door needs to be replaced due to improper closing.
- (i) CP east exit door will be inspected.

4. Bylaw Items

- (a) Storm Water Bylaw inspection results – HAZMAT spill kits to be installed by the end of June.
- (b) CP303 wants to rent their unit on the terms approved by Council last year.

5. Security Related Items

None

6. Other

- (a) Gas fireplace meter readings – to be sent to Baywood Property Management by the month end.
- (b) Request to move garbage bins/swap with recycling bins due to odor from garbage infiltrating vehicle in parking spot beside the bins. The owner was given a list of alternate parking spots to decide upon.
- (c) Power washing the walls by HC guest parking – Council will speak to the janitor.

Next meeting: July 15, 2009 at HC417 @ 7:00 p.m.

Meeting adjourned at 10:10 p.m.