

## **Unapproved Minutes – Council Meeting – Strata 2720 – September 21, 2009**

**Attending:** Anita Walper, Will Carter of Baywood Property Management, Roger Taylor, Donna Bishop, Carol Kronbauer, Jarra Ford

**Absent:** Tracy James

**Minutes taken by:** Anita Walper

**Quorum:** Yes

The meeting was called to order at 7:30 p.m.

### **1. Review of Minutes**

The August 19, 2009 Minutes were amended as follows:

- (a) Item 2(b) delete the words “The strata council” and substitute “Roger Taylor”;
- (b) Item 2(c) amend to read:
  - “(c) Arrears – Council will set a strata lot owner/occupant/tenant rule about owners failing to report gas meter readings at the first meeting following the Annual General meeting.”

The August 19, 2009 Minutes were adopted as amended.

The August 24, 2009 AGM Minutes were reviewed by Council.

### **2. Financial Review**

- (a) Financial statements for August were reviewed. The trash, electricity and elevator costs are over budget. The elevator expense will be checked with Thiessen Krupp.
- (b) Arrears – fines and interest will be charged to 208HC and 214HC.
- (c) Waste Management double charging for services has been rectified.

Jarra Ford left the meeting at 8:35 p.m.

### **3. Maintenance/Repair Items**

- (a) Fire suppression system update
  - i. Zone fault – CP202 alarm cover was removed and unhooked;
  - ii. Ground fault – CP second floor west end smoke detector.
- (b) HC and CP plumbing stacks need to be snaked – quotes will be sought to have all stacks on both buildings cleaned.
- (c) HC304 bedroom window – moisture was found by window. HC404 will be checked to see if the moisture is coming from above HC304.
- (d) HC front door – waiting for parts to replace the door sill.
- (e) Drain cleaning – DougLes Consulting will be contacted to clean the drains.

### **4. Bylaw Items**

Garbage and recycling – refuse continues to be left outside the bins, garbage/recycling are being put in the wrong bins.

### **5. Security Related Items**

HC east end outdoor stairwell from garage continues to be used by homeless people and drug users.

### **6. Other**

HC east end stairwell has a dent in the wall that will be repaired by the handyman.

Next meeting: October 19, 2009 at CP209.

Meeting adjourned at 9:40 p.m.