

## **Approved Minutes – Council Meeting – Strata 2720 – July 26, 2010**

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

**Absent:** Carol Kronbauer, Tracy James, Donna Bishop

**Minutes taken by:** Anita Walper

**Quorum:** Yes

The meeting was called to order at 7:40 p.m.

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

The June 21, 2010 Minutes were adopted.

### **2. Financial Review**

- (a) Financial statements for June were reviewed. Council will contact Scotiabank to obtain updated interest figures on investments to June 30, 2010 and will forward the figures to Baywood Property Management;
- (b) Arrears HC208 and HC 214 - fines and interest will be applied, HC410 will be sent a letter about outstanding strata fees;
- (c) Investments – a Council member will be meeting with the financial planner to finalize investment figures.

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

- (a) Building Inspection – CP208 patio detail overhang onto CP108 has metal supports that are screwed through the patio membrane which have caused water ingress into CP108 some time ago. The work to repair the damage is approximately 70% complete.
- (b) Hampton Court inside door by elevators – door knob is sticking and door is not closing properly;
- (c) Hampton Court west end – door on first floor access to stairwell does not open from stairwell side when using a key;
- (d) Hampton Court front door – key does not always work to open the door.

### **4. Bylaw Items**

- (a) HC214 noise complaint – fine and interest will be levied;
- (b) HC208 – discussion about the arrears and the options Council has under the Bylaws and the Strata Property Act;
- (c) Definition of “rental” – Council to enquire what definition is used by the Residential Tenancy Branch;
- (d) HC204 noise complaint – a formal complaint was filed regarding a barking dog. Council also sent a letter of recommendation to the owners.

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

None

### **6. Other**

- (a) Budget for the AGM – Council will check with the Capital Regional District to find out if water rates will be increased in January, 2011;
- (b) Fireplace gas readings – notice to be sent out;
- (c) Garage signs – wording to be reviewed by Council;
- (d) Andrea Fallan, Council member, has passed away. The unit will be put up for sale.

Next meeting: August 23, 2010 at 6:00 p.m. at Will Carter's home

Meeting adjourned at 9:50 p.m.