

Approved Minutes – Strata 2720 - Council Meeting - Mar 24, 2011

Attending: Roger Taylor, Anita Walper, Donna Bishop, Tracy James, Judy Phillips.

Absent: Will Carter of Baywood Properties, Marco Taccarelli, Carol Kronbauer.

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.45 p.m.

1. Review Minutes

The minutes of Mar 24, 2011 were reviewed, amendments made, and adopted.

2. Financial Review

- a. This year to date, the trash/recycling fees are in excess of 24% above the estimated amount. There has been a 29% increase over the last 2 years. That equates to approximately 25% over budget.
Electricity has gone up and is approximately 10% over budget.
- b. The owners of 412HC will be advised of their arrears.
The owners of 204HC will be advised that the strata fees have gone up.
The owner of 112CP will be fined and interest added to outstanding unpaid fees.
The owner of 309HC remains in considerable arrears but has continued to pay current strata fees and a little extra.
- c. Will Carter will investigate the service charges of over \$300 by Scotiabank.
- d. Will Carter will confirm whether the Telus HST refund has been received.

3. Maintenance Items

- a. Due to an error in the manufacturing of the HC fire doors, the replacement of the existing doors has been delayed.
- b. Churchill Place- building sign – Roger Taylor discussed the sign with Doug Downs at length. Doug has now agreed to share the cost of providing a new sign, acknowledging that his power washing/painting of the exterior may have contributed to the dislodging of some of the sign letters. Council agreed that the cost of the new sign, \$1,500 plus taxes will come from the “repairs and maintenance” fund.
- c. The lobby furniture for CP has been delivered and will be installed shortly.
- d. The CP stairwell painting has been completed. We are awaiting the arrival of the new doors.
- e. There is no update on the CP stairwell (garage level) dripping pipe. Doug Downs will look into it in the near future.
- f. There is no update on the city digging at HC.
- g. Anita Walper has been pricing “Private Property” signs. The cost would be \$450-\$600 installed, plus taxes, depending on whether we want to add “No Trespassing”. Consideration has to be given to their positioning and removability for maintenance vehicles, etc. They must also not interfere with the irrigation systems.
- h. The repair of the damage caused to the landscaping during the outside painting of CP will be billed separately by the Landscaper and charged to the amount withheld from payment to the painter.
- i. The gardener will be asked to trim the trees at the East end of HC.

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- j. The exterior of HC is expected to happen this summer
4. Other
- a. The meeting with CMHC will take place on a Friday morning that is convenient for both the CHMC representative and the delegated council members.
 - b. Doug Down's (Eagleye) has provided a letter for Bristol Park, as requested, regarding the electrical sub station and sump system.
 - c. Waste Management has changed the colour of the garbage bins. This is proving to be confusing for many residents as all the bins are now green. More recycling materials are being put into the garbage bins, and vice versa.

Next Meeting: Monday, April 18, in HC 106 @7.30 p.m.

Meeting terminated: 9.45 p.m.