

Unapproved Minutes – Strata 2720 - Council Meeting - 24 August, 2011

Attending: Will Carter of Baywood Properties, Roger Taylor, Donna Bishop, Anita Walper, Tracy James, Carol Kronbauer, Judy Phillips.

Absent: Marco Taccarelli.

Minutes Taken by: Judy Phillips.

Quorum:

Meeting called to order: 6.45 p.m.

1. Review Minutes

- a. The minutes of 18 July, 2011 were reviewed, amended and adopted.

2. Financial Review

- a. Financial statements show that we are ahead of budget.
- b. The owners of units 112CP, 208HC, 204HC and 412HC are in arrears. They will be fined and interest applied.
Will Carter wrote to the mortgagee regarding the owner of 208HC, stating that he had reneged on the agreed terms for payments. Relevant documents and titles were attached. A lien has already been filed. The mortgagee has not responded. Roger Taylor suggested that council should have a written response from the mortgagee.
- c. No updates on investments.
- d. PST rebate – b/f.

3. Maintenance Items

- a. CP lobby furniture – no change.
- b. Anita Walper received a quote of \$830 from Graphic Fx for 3 removable No Trespassing posts. Council agreed that we should proceed with the installation.
- c. Window washing – The owner of Greg's window washing company complained about the over spray of paint on the windows of HC after the exterior painting, and requested extra payment for the work. Doug Down's from Eagleye was responsible for the painting, and will be billed for any extra cost incurred for the window cleaning.
- d. The painters did extensive damage to 2 trees. Duke Landscaping was asked to assess the damage. The arborist stated that the trees would survive if properly trimmed and looked after. The painter will be billed for the damage.
- e. The spring start up of the water sprinkler system by Halls Irrigation was very problematic. The day after the work, the sprinklers did not come on. The time and date were wrong on the HC system. The irrigation zone between HC and CP did not automatically shut off and was running for hours. Roger Taylor manually shut it off. Luckily it did not cause a flood.
- f. There have been complaints from residents of HC regarding gulls nesting on the roof. Nothing can be done as nesting gulls are protected by law. When the chicks have fledged we will have the cost of the clean up.

4. Bylaw Items

- a. Nothing to report.

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5. Security Items

- a. Anita Walper received a quote of \$5901.35 from North West Fencing for a cage to cover the HC stairwell. It could be installed at the beginning of September. Roger Taylor suggested that work carried out by the company should be looked at to assess the visual impact on a building.

6. Other

- a. The balance sheet was reviewed in preparation for the upcoming AGM. The proposed budget for 2010/2011 was really close to the actual expenditure.

Gas costs were less than the approved amount.

Water costs were less than the approved amount due to poorer weather than usual, which in turn led to the late sprinkler start up.

BC Hydro is expecting to increase the cost of electricity by 25% over the next 3 years. Ways to off set this were discussed. Reducing roof top and garage ventilation automatic timings could cause an increase in CO2 admissions. CO2 detectors are only accurate over a 3-4 year span, and are expensive. Changing the lighting in the hallways was considered an option, e.g. every other fixture dismantled.

The exterior wall painting was paid in installments. \$21,840 will appear in the 2012 financial sheet.

Bristol Park has not as yet paid anything towards the cost of the failure of the sump pump. The long term insurance and operating costs of the pump will be studied in the next fiscal year to determine how the responsibility of maintenance and costs can be fairly divided between Bristol Park, Hampton Court and Churchill Place on a pro rata basis according to the number of units.

Next Meeting: AGM 15 September 2011 @ 7.30 p.m. In the Legion Hall.

Meeting terminated: 8.45 p.m.