

## **Approved Minutes – Council Meeting – Strata 2720 – October 17, 2011**

**Attending:** Anita Walper, Donna Bishop, Roger Taylor, Will Carter of Baywood Property Management Ltd.,  
Shane Bowman

**Absent:** Tracy James, Marco Taccarelli, Judy Phillips

**Minutes taken by:** Anita Walper

**Quorum:** Yes

The meeting was called to order at 7:32 p.m.

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

- a. The AGM Minutes of September 15, 2011 were amended.
- b. The SCM Minutes of September 15, 2011 were amended and adopted as amended.

### **2. Financial Review**

- (a) Financial statements for September were reviewed. The expense components will be changed as agreed to at the AGM
  - i. window washing allocation changed to 3104
  - ii. Eagleeye invoice reallocated from 3100 to 3102
  - iii. the gas balance is a minus as the tax rebate was received
  - iv. Duke Landscaping questioned the payment for the extra work they did around the damage caused by the painters. They will need to resubmit their invoice for payment.
- (b) Arrears for CP112, HC208 and HC403 - fines and interest will be applied; HC408, HC204, HC214 and HC311 will be sent a letter about outstanding strata fees;
- (c) Investments – no statement was received prior to the meeting.

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

- (a) Churchill Place lobby furniture – b/f;
- (b) Irrigation system – winterization will be done by Duke Landscaping this year;
- (c) Garage gate door not opening – Depend-A-Door was called out to repair a burned out solenoid;
- (d) HC401 – en suite bathroom sink was not draining properly so a drain service will be called for investigation;
- (e) HC115 – kitchen sink drain is backing up so a drain service will be called for investigation;
- (f) CP409 – sliding glass door is not closing all the way. A&D Glass will be called for repair;
- (g) The Fire Department contacted the Strata Council to advise that the fire pump needed repair as it was leaking and is now rusting. Cascade Fire Protection confirmed that the pump is in good working order as expected.

### **4. Bylaw Items**

CP207 complained of noise from CP307, awaiting details for follow-up and no action will be taken until received.

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

- (a) HC east garage stairwell – security cage is being installed;
- (b) HC211 – advised that their bicycle was stolen from the common bike area.

### **6. Other**

- (a) BC Hydro Smart Meters – notification was sent to BC Hydro by email and registered letter that our Strata does not want the smart meters installed in our buildings;
- (b) Gas fireplace readings – notices will be posted requesting owners to submit their gas fireplace reading for billing purposes;
- (c) Garbage cans are needed along Gorge Road between Tim Hortons and Jutland Road;
- (d) Garbage on our lawn is being chopped up by the lawn mower and/or weed eater rather than being picked up prior to cutting the lawn.

Next meeting: November 28, 2011 at 7:30 p.m. at HC104.

Meeting adjourned at 10:45 p.m.