

Approved Minutes – Strata 2720 - Council Meeting - February 20, 2012

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

Absent: Will Carter of Baywood Property Management, Marco Taccarelli, Shane Bowman

Minutes taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7:50 pm.

1. Review Minutes

- a. The minutes of January 20, 2012 were reviewed, amended and adopted.

2. Financial Review

- a. The financial statement does not indicate any untoward expenditure. The low gas expenditure on the financial statement is due to a GST rebate. The low water expense is normal due to the CRD billing cycle.
- b. Arrears
 - (i) HC 415 is one month behind in strata fees.
 - (ii) HC 214 is two months behind. Fines and interest will be applied.
 - (iii) HC 208 is in arrears. Fines and interest will be applied.
 - (iv) CP 112 – awaiting information from Baywood Properties.
- c. No update on investments. The year end statement (Dec 31st 2011) was sent to Baywood Property Management to record the interest. This information will probably be in the February statement.

3. Maintenance Items

- a. Lobby furniture - A selection of chair styles will be reviewed by council members.
- b. One quote for bulk replacement of Hot Water Tanks has been received. We are awaiting another.
- c. HC217 – broken window. A&D Glass has been called to repair.
- d. Landscaping. There have been comments and concerns raised regarding the severe pruning of trees. The landscaper has been asked not to prune so severely in the future unless specifically asked to by the Strata Council.

4. Bylaw Items

- a. There have been noise complaints against the residents of CP307. Between 1:00 am and 3.30 am on February 8, 2012, there was loud voices, singing and guitar playing. This is the second incident regarding this rental tenant. Letters were sent to the owner and the tenant to advise that there would be fine for this and for each future incident. Council agreed that on this occasion the fine would be \$100 but any future incidents would incur the maximum fine.

5. Other

- a. BC Hydro – Smart Meters. A BC Hydro employee was installing Smart Meters in CP. It was pointed out to him that there was a “No Trespassing” sign on the door and that we did not wish Smart Meters installed. The gentleman stopped doing so. Another employee was

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installing them in HC. He was confronted by Roger Taylor, who was informed by the employee that he had to leave for a while and then he would be back to finish the job regardless of our wishes. Roger Taylor had the locks changed to prevent this until it is decided what to do next. Roger has done research on Smart Meters and other wireless devices. All council members will be asked whether further action should be taken or not before possibly sending out a questionnaire to the residents to ascertain the view of the majority. This issue will be discussed further.

Next Meeting: March 19, 2012 @ HC106

Meeting adjourned: 10:00 pm.