

Approved Minutes – Strata 2720 - Council Meeting - Oct 21, 2013

Attending: Will Carter of Baywood Property Management Ltd, Roger Taylor, Donna Bishop, Judy Phillips, Shane Bowman and Tracy James.

Cora Lee-Klimowicz stepped down from council.

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.30 pm

1. Review Minutes

- a. The strata council minutes of Aug 2013 were amended and adopted.
- b. The AGM minutes of Sept 2013 were reviewed.

2. Financial Review

a. Financial Statement

- (i) The payment of \$888.50 to Baywood Property Management was due to them billing twice by mistake in Sept. We will therefore not be billed for Oct.
- (ii) Supplies shows as a negative – allocated to a different account.
- (iii) Front entry systems are being billed by Telus at the rate of \$84 per building per month as we are being billed as a “business”.
- (iv) Landscaping and maintenance. Invoices are yet to be received.

b. Arrears.

- (i) Letters will be sent to those in arrears.
- (ii) HC208 remains in substantial arrears. Attempts to locate and serve are ongoing.
- (iii) No fines and interest will be added to the estate of the owner of HC411.

3. Maintenance/ Repair Items

- a. 3 quotes for a depreciation report were received and council voted to award the contract to Bruce Cheadle of RBC Strata Consulting.
- b. Painting touch-ups. Roger Taylor has an appointment with the handyman, Wes, and will ask him to do the painting touch-ups.
- c. No Trespassing Signs. The signs were knocked over and separated from the bases. Shane Bowman removed them for safe keeping. Roger Taylor got 2 quotes to re-install them. One for \$2,000 and the other for \$1,500. Another company, Transign, advised that they could do repairs as opposed to replacement for approximately \$300. Shane looked into the cost of parts for repair, and it worked out about \$50 per sign. Shane and Roger will try replacing one of the signs to see how it works.

4. Bylaw Items

The owner of HC209 complained about noise from HC208. Times and duration will be recorded and action taken.

5. Security Items

Garage security improvement – b/f

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6. Other

- a. Bike area clean-up – b/f
- b. BC Hydro Smart Meters – No response from BC Hydro on strata wide options for non wireless options.

Next Meeting: Nov 18, 2013 HC104 @ 7.30pm.

Meeting adjourned: 10.10 pm.