

## Approved Minutes – Strata Council VIS2720 – July 25, 2017

Attending: Gayle Chong, Anita Walper, Ian Froese, Roger Taylor

Absent: Judy Phillips

Minutes taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6.40 pm

1. Review Minutes  
The minutes of the Strata Council meeting of June 20, 2017 were amended and adopted.
2. Financial Review – June 2017
  - (a) Financial statement – landscaping and garbage/recycling were over budget. There were a couple of items that Roger was going to have corrected on the statement
  - (b) Arrears – HC208 is in arrears. Fines and interest to be applied.
3. Maintenance/Repair Items
  - (a) HC second rooftop ventilator – replacement has arrived. BC Hydro has advised by email that there will be an additional cost of \$3500 to shut the power down for this project. Council is requesting a cost explanation from BC Hydro
  - (b) Window washing – Council will be engaging Gregg's Window Cleaning to wash our windows
  - (c) Exterior cleaning – Council will be engaging Emerson Exteriors to clean the exterior of our buildings;
  - (d) Vent cleaning – Council will be engaging Phillips Power Vacuum Services to clean the building vents
  - (e) CP208 patio inspection – BF
  - (f) Annual fire system inspection – date set for August 3, 2017
  - (g) Security fencing – Gayle and Ian will enquire about the costs for security fencing for both buildings
  - (h) HC104 sprinkler coverage – Council will check with Brendan Dueck about sprinkler coverage for newly planted beds.
4. Security Related Items
  - (a) Access control Phase II, west stairwells floors 1 to 4 – parts estimated to arrive September 30, 2017
  - (b) Council members training and knowledge transfer – Roger will arrange for an evening to train Council members on how to program the enter phone on the computer and view video camera footage.
5. Other
  - (a) HC217 requested permission to modify access to their ensuite bathroom - Council approved the work with conditions attached to the approval
  - (b) No smoking sign for garage – sign has been prepared, Roger and Anita will meet to discuss installation
  - (c) Sign over ramp into garage – Roger will confirm size of sign required.

Next Meeting: August 15, 2017 @ 6.30 pm, HC417

Meeting adjourned: 8.15 pm