

Approved Minutes – Strata Plan VIS2720 – Meeting on September 19, 2017

Attending: Roger Taylor, Anita Walper, Gayle Chong

Absent: Ian Froese, 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 August 15, 2017 were amended and adopted.

2. Financial Review

- (a) Financial Statement - Invoices for landscaping are missing from the August 2017 financial statement. Balance sheet accounts 3944, 3772 and 3238 should be closed and moved into 3011 Approved Allocations;
- (b) Arrears - HC208 is in arrears. SIPM will be questioned why fines and interest were not applied as instructed in previous minutes.

3. Maintenance Items

- (a) Dryer vent cleaning – internal access to four units for cleaning and the rooftop vents is still required;
- (b) Exterior cleaning – the flashings are still dirty and need to be redone;
- (c) Window washing – postponed until Spring 2018 due to incomplete dryer vent and exterior cleaning;
- (d) HC second rooftop ventilator replacement has been ordered and waiting for BC Hydro to schedule the replacement for October 6 or 8, 2017.

4. Bylaw Items

- (a) Noise complaint against HC112 about dogs barking. The owner has been advised by Council.

5. Security Items

- (a) Access control Phase II west stairwells floors 1 to 4 – awaiting parts, ETA September 30, 2017;
- (b) Council Members Training/Knowledge Transfer – postponed until October, 2017;
- (c) Garage break-in September 18, 2017 @3:06 am – the Police were called and a case file started. All Fire Department keys will be replaced and the fobs have been deactivated. The computer was stolen and needs to be replaced. The Police suggested setting up tamper alerts in strategic areas and cameras at the front doors and cylinder areas.

6. Other

- (a) AGM – the Legion has been contacted and Council is awaiting word of the available date of October 10, 11 or 12, 2017;
- (b) Property management - Roger will set up a meeting with SIPM to give notice of termination of contract;
- (c) Fencing proposals – Gayle will follow up with Ian.

Next Meeting: HC106 TBD pending AGM date

Meeting adjourned: 7:47 pm