

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-1491

HELD: On, Tuesday, July 25, 2006, at 7:30 p.m. in the Common Area Office at 1500 Pendrell Street, Vancouver, B.C.

PRESENT:

Jeff Kingsley	(President)	#421
Janet Brien	(Vice President)	#318
Sherry Caves	(Treasurer)	#415
Frank Froebel	(Security)	#111
Marc Antonich	(Building Maintenance)	#422
Martin Brook	(Landscaping)	#424

REGRETS: Larry Bauer (Secretary & Landscaping) #407

GUEST: Bill Marsh, Marsh Touwslager Engineering

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:30 p.m.

CARETAKER'S REPORT:

Council reviewed the caretaker's report prepared by Dave Patterson. Highlights from the caretaker's report include the following items:

1. Elevator - Kone Elevator was on site to obtain schematic diagrams of the elevator cars for installation of the new security sensors in both elevator cars on August 1st and 2nd.
2. Thursday, July 6th - monitored move-out – 3 hours.

3. Arbutus Vinyl were on site to repair a vinyl seam on unit 405's and 406's deck. The contractor noted the vinyl on the deck of 406 requires total replacement and will submit a quote.
4. Saturday, July 5th – monitored move-in – 3 ½ hours.
5. Monday, July 17th – monitored move-out – 3 ½ hours.
6. The caretaker has noted that several residents are depositing their dog's feces in the garbage can in the lobby area. Residents are requested to deposit the dog feces in the garbage bin in the rear of the building. The council has directed the caretaker to remove the garbage can in the lobby area.
7. Window Washing – Red Lion Maintenance has completed the inaccessible window and skylight washing. **Residents with window washing deficiencies are requested to sign their name on the deficiency list in the lobby before Saturday, August 5th.**

Residents are reminded that the required security for the front door for move in/move outs is the responsibility of the resident and not of the caretaker. Strata corporation bylaw 36.4 reads:

Moving

Moving in/out procedures

- 36.4 A resident must ensure that lobby doors and gates are not left open, ajar or unattended and that furniture is not left piled in the lobby area.

The caretaker is on duty between 11:00 a.m. – 5:00 p.m. and to complete his duties he is not available to monitor move in/outs for residents. Should residents require assistance for a move-in/move-out during the caretaker's off hours, residents are requested to contact Vancouver

Condominium Services and a fee will be charged for the allotted time for the caretaker to monitor the front door.

Council thanked Dave Patterson for his report and he departed the meeting at 7:50 p.m.

GUEST BUSINESS: Bill Marsh, Marsh Touwslager Engineering

Bill Marsh from Marsh Touwslager was invited to attend the council meeting to review the sloping/issues in the floors of common areas and owner's units. Mr. Marsh indicated that the likelihood of the super structure sloping is due in a large part to the rotting of the plates and after reviewing several units and discussing with owners who have lived in the building for an extended period of time, his opinion at this time as he has not completed any invasive testing. Mr. Marsh has recommended that further review of the building is required to determine a proper remedial plan.

Following further discussion the council thanked Mr. Bill Marsh for his time and recommendations. Mr. Marsh departed the meeting at 8:15 p.m.

MINUTES

It was moved, seconded and carried to adopt the minutes of the June, 2006 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** it was moved, seconded and carried to adopt the June, 2006 financial statement, as presented. Any owner wishing a copy of the strata corporation's

financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.

2. The current balances for the 10th month as at June, 2006 in the appropriate funds are as follows:

- Total Cash Balance \$450,291.68. (including CRF Balance)
- CRF Balance \$122,919.45 (Contingency Reserve Fund)

3. Arrears: The agent indicated that there are several owners who are in arrears owners in arrears with strata fees and special levy payments. Letters will be sent to the owners requesting payment in full.

4. Invoices: The following invoices were reviewed and approved for payment:
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Koala-T Mechanical Services	\$133.75	Unit 106 – bathtub drain.
Koala-T Mechanical Services	\$119.18	Ladder to be installed on a roof-top.
Red Lion Building Maintenance	\$1,092.00	Wash all inaccessible windows and skylights

5. Budget: The agent distributed an updated draft budget for the council's review. The council directed the agent to obtain quotes for the exterior painting of the wood fascia and interior common areas for council's review for the next fiscal year budget.

6. Audit: The council approved the proposal from Reid Hurst Nagy in the amount of \$2,050 (plus GST) to proceed with the audit for the year end August 31, 2006.

Internet banking is available for owners if they wish to utilize the service and there is no charge from VCS. Go to www.vancondo.com, click "Online Banking", complete the form online, etc.

BUSINESS ARISING

1. Bearing Wall Repairs – Unit #112: At the last council meeting Mr. Jay Squelch from Western International Development was requested to submit a quote to remove the planters and concrete to investigate the extent of the damages of the water ingress into unit 112. Mr. Squelch indicated that water is pooling on the deck of unit 112 and seeping into his bedroom and hallway, that this could indicate there is a membrane issue from the planters to the property line in the front of the building. Western International advised that further investigation is required in order to submit an accurate quote. There would be a cost of \$500 for the additional investigation, and if approved by council Western International would be able to conduct the investigation submit a quote to replace the membrane for council's review at the next meeting on August 31st. The council has directed the agent to contact Western International to proceed with the further investigation to remove the concrete from the patio area of unit 112 as soon as possible so that an accurate quotation can be obtained.

2. Cambridge Plumbing /Owner Chargeback: The agent was directed to forward invoices to the owners who had upgrades completed by Cambridge Plumbing during the re-piping project.

Owners will be charged for the following:

1. Units 110, 313, 317, 319, 326 and 405 - \$100 (plus GST) each for the reconnection of fridges with water connection;
 2. Units 215 and 326 - \$120 (plus GST) for water filter hook up; and
 3. Unit 402 - the bar sink reconnection.
4. Elevator: Kone Elevator will be on site August 1st and 2nd to install the two new infra-red door detection devices at a cost of \$4,800 (plus GST).
5. Carpeting: The owners approved the $\frac{3}{4}$ vote resolution to replace the carpeting in the common area hallways, 3 stairwells and a lobby, tonight at the Special General Meeting.

The agent was directed to contact Lonsdale Flooring to forward the carpet samples.

Three samples of carpeting will be on display in the common area office for owners to review and vote on their choice. Notices will be posted with the dates.

6. Vinyl Decks: Arbutus Vinyl Limited was on site to complete the vinyl membrane seam repair on the deck of units 405 and 406. After investigating unit 406 further Arbutus Vinyl indicated the vinyl on the deck of 406 required complete replacement. Arbutus

Vinyl has submitted a quote for the replacement of the vinyl membrane on the identified deficient decks of units 205, 207, 305, 306, 307, 308 and 406 in the amount of \$14,204 (plus GST). The council has approved the quote for Arbutus Vinyl to proceed with the replacements of the above noted unit's vinyl membrane. The council directed the agent to contact Cambridge, who installed the vinyl membranes on the decks several years, to request a partial repayment on the cost of the repairs, as the vinyl started lifting immediately after Cambridge completed the installation.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected and privileged, subject to any other overriding and applicable law.

1. Renovations: A letter was received from an owner requesting a copy of the building plans to determine which walls are load bearing as they are considering some renovations. Council directed the agent to contact the owner to submit details of the renovations they are considering for that council to review.
2. Failed Window Seal: A letter was received from the owners of unit #404 concerning a window seal in the bedroom that has failed. The agent was directed to contact Super Glass to proceed with the repairs.

3. Rental: A letter was received from the owner of unit #317 requesting council's approval to rent their unit. As the maximum number of rentals has not been reached the council has approved the rental of the unit on a one year term as per the strata corporation bylaws.

NEW BUSINESS

1. Parkade/Storage: It has been noted that owners are leaving items in their parkade areas which is in violation of the Strata Corporation's Bylaw 35.9. **There is to be no storage of any items in parking stalls and general parking areas, except as allowed by strata council (e.g. bicycle storage).** This is also an insurance infraction and the storage of paint is a fire code issue. Owners are requested to remove the items by Saturday, August 12th, or a \$50 Bylaw will be charged against the owner's account for the violation of the strata corporation bylaw 35.9.

There being no further business, the meeting was adjourned at 9:30 p.m. The next meeting will be held on August, 31, 2006 at 6:30 p.m.

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BP/ae

MINUTES OF SPECIAL GENERAL MEETING

STRATA PLAN LMS-1491

HELD: On Tuesday, July 25, 2006 at 7:00 p.m. in the Common Area Office, 1500 Pendrell Street, Vancouver, B.C.

PRESENT: 47 owners in person or proxy, as per the registration sheet.

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

QUORUM REPORT:

There being a quorum present, the meeting was called to order at 7:00 p.m. by council President, Jeff Kingsley.

ELECTION OF CHAIR

It was agreed that Jeff Kingsley will chair the meeting.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated July 4, 2006 as proper Notice of Meeting.

AGENDA

It was moved, seconded and carried to accept the agenda distributed with the Notice of Meeting.

3/4 VOTE RESOLUTIONS

The following $\frac{3}{4}$ Vote Resolution was presented to owners for their consideration:

$\frac{3}{4}$ VOTE RESOLUTION – CARPET REPLACEMENT

WHEREAS The Owners, Strata Plan LMS-1491, wish to replace the carpeting in the common area hallways, three stairwells and the lobby area;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-1491, that a sum of money not exceeding \$60,000 be spent for the purpose of re-carpeting the common area hallways, three stairwells and the lobby area, such expenditure to be charged against the Contingency Reserve Fund.

The floor was opened to all owners for questions. An owner recommended engaging the services of an interior designer to review colour options for the total upgrading of the hallways and lobby area before a specific shade is selected for the carpeting which would restrict colour options for painting the common area walls.

Council President, Jeff Kingsley indicated that due to safety and liability issues, the carpets must be replaced and indicated that the three option colours the council is recommending for the carpet are in a muted shade which would leave a large selection of colors to choose from if and when the painting of the common areas is completed.

REMINDER

Three colour samples for the carpeting will be displayed in the common area office for all owners to review and vote on. A notice will be posted with the dates.

After further discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt 3/4 Vote Resolution - Carpet Replacement, as presented (46 in favour, 1 opposed, 0 abstentions).

There being no further business, the Special General Meeting was adjourned at 7:28 p.m. The next council meeting is scheduled for Thursday, August 31, 2006 at 6:30 p.m.

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