

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN
VAS 2876, held Tuesday June 26, 2007, @ 6:00 p.m. within the offices of R. JANG
& Associates Ltd., 1010 West Broadway, Vancouver BC**

Present:

103 Eleni Galanis Council President
203 Alex Fisher

Raymond Jang R. JANG & Associates Ltd.
Gilbert Alcayde R. JANG & Associates Ltd.

Regrets:

401 Jonathan Marshall

The meeting was called to order at 6:04 p.m.

1. Minutes of April 25, 2007 Council Meeting

It was moved, seconded, (Eleni, Alex) and **UNANIMOUSLY CARRIED** to adopt the minutes of the Strata Council meeting held on April 25, 2007 as circulated.

2. 2006-07 Financial Review

Financial statements were distributed to those present and reviewed briefly. Key figures as of this date include the following:

Bank – Operating Fund	\$ 5,871.67
Bank – CRF	\$15,008.05
Accounts Receivable	\$ 1,137.91

Accounts receivable – Council was informed that the two owners in arrears are consistently in arrears and have been levied fines accordingly. Their accounts are comprised primarily of fines.

3. Old Business

- a) *Garage Wall Leak* - Council was informed of the various options available to the strata corporation in attending to the leak above parking stall #23. Given that this is a very common issue and the modest leak is not impacting vehicles, Council agreed to table this matter and to monitor the leak. At this time, the size of the leak does not warrant any remediation.
- b) *Main Tane Inspection Report* – Council was informed that Wylie-Crump ha been advised, in writing, regarding the completion of work recommended in the Main Tane Inspection Report.

- c) *Fireplace Servicing* – The inspection process was explained. According to BC Fireplace the major items which are normally inspected on a gas fireplace include checking of the burner assembly, gas line and fittings (for leaks), firebox, glass seal, vent and electrical connections and it is done periodically based on the manual recommendations for the particular gas fireplace. Council then proposed that the fireplace inspection be done on a bi-annual basis.
- d) *Sprinkler System & Locker Allocation* – Since locker room #17 has been dismantled, 'Bartec Fire Safety Systems' completed the testing of the dry valve inside locker #17 on June 20, 2007. The locker has been re-built to half size and will be offered to the 17th owner.
- e) *Garage Cleaning* – At the request of Council, Spectra Tec Services was asked to return to the site to assess concerns identified within the garage. According to Spectra and another contractor, the oil stains and tire marks cannot be removed by pressure washing. One member of Council did notice an improvement after the pressure washing. It was then proposed to have garage cleaning performed on a regular basis by hosing only and observe this will produce the same result as pressure washing. As an aside, Council was informed that the building materials at the garage will be removed on Friday June 29.
- f) *Lobby Carpeting* – A new carpet has been purchased by Council for the lobby.

4. **Correspondence Received** - none

5. **New Business**

- a) *Cedar at unit #103 has died* - Strata Manager to check if it is under warranty.
- b) *Concrete planters above garage* – Strata Manager to arrange for removal of the plants as this area is not tended to regularly and is growing out of control above the garage.

6. **Annual General Meeting**

a) Financial Review

- i. *Projected 2006-07 Operating Statement* – the operating statement projected to the end of June, 2007 indicates a deficit of \$1,574.48. This deficit can be attributed primarily to the increase in unscheduled repairs and maintenance and the cost of the clean up of the sump pit. A detailed list of unscheduled repairs was presented. It was explained that the Landscaping figure (\$580.00) is somewhat misleading as this does not reflect the actual figure. A portion of the 2006-07 landscaping cost pre-paid last year
- ii. *Proposed 2007-08 budget* – the proposed budget for 2007-08 was presented and discussed in detail. Based on an analysis of the estimated costs to maintain this property in 2007-08 there is a proposed increase of about 15% versus the previous budget and 9% increase versus the actual expenses. It was then moved, seconded (Eleni, Alex) and **CARRIED UNANIMOUSLY** to propose this budget for 2007-08 and to have it presented in the coming Annual General meeting.

iii. *Items to be discussed in the Annual General Meeting* – the following items are proposed to be discussed in the coming AGM.

- a) Insurance Deductible reimbursement
- b) Hot Water Tank replacement
- c) Bike Cage improvement

There being no further business the meeting was declared adjourned at 7:45 p.m. The next meeting is the Annual General Meeting scheduled for Thursday August 9, 2007 at 6:30 PM

R. JANG & Associates Ltd.
1010 West Broadway
Vancouver, BC
V6H 1E6

(604) 738-1010 tel 24 hrs.
(604) 738-1011 fax

REMINDERS

Council Correspondence:

The Strata Council welcomes comments and questions from all owners.

Owners are invited to correspond with Council formally by writing to the Strata Manager. Please remember that all correspondence received by the strata manager's office becomes a public document.

An owner requesting to be heard by Council should allow up to one month for a Council meeting to be convened.

Strata Meeting Minutes:

Please keep these minutes in a safe place. These minutes are official documents which are typically required when you decide to sell your strata unit. Should you require additional copies at that time a fee is charged as allowed for under the Strata Property Act.

After Hours Emergencies:

In the event of an "after hours common area emergency" all owners and residents are reminded to call the strata manager's office @ (604) 738-1010. Please select the "repairs and maintenance menu" and follow the instructions to leave your message which will then be paged to our "on call" staff.

Please turn off any "call block" features you may have on your telephone line to allow our staff to return your page; and please refrain from using your telephone until your page is returned.

Thank you for your co-operation.