

MINUTES OF THE STRATA COUNCIL MEETING
VR 636 – WILLOW CASTLE
Wednesday September 27, 2006
7:00 p.m. at 846 West 7th Avenue,
Vancouver, B.C.

COUNCIL IN ATTENDANCE

Jane Carter	Unit 844
Ana Lalic	Unit 846
Jim Olson	Carriage Management Inc.

OWNERS IN ATTENDANCE

Carl Wong	Unit 842
Penny Bax	Unit 848
Susan Soux	Unit 840

FILE COPY

CALL TO ORDER

The Strata Council called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

It was MOVED and SECONDED

That the minutes of the Council meeting held on January 11, 2006, the SGM of February 6, 2006 and the SGM of August 3, 2006 be approved as published.

CARRIED

FINANCIAL REPORT

The owners and the property manager reviewed the financial statements to August 31, 2006 including the balances in the Contingency Reserve Fund and the Operating Fund as of August 31, 2006. It was noted that 3 owners owed funds for Special Levies as of August 31, 2006 but had provided cheques at tonight's meeting and as such all special levy payments have now been collected.

BUSINESS DISCUSSED

Termination of Management Contract

Termination letter was provided to the property manager with 2 months notice as required under the Strata Property Act along with a copy of the August 3, 2006 SGM minutes wherein the owners decided on the matter.

Window Leak 840

Council noted that Cambie Roofing has not provided the requested contact and other requested information for the repairs for the leak in the area of a window. The property manager was asked to cancel the approval with Cambie Roofing, as the Council will be exploring alternative contractors.

Roof Leak 848

Penny advised that a previous leak into her suite has not reoccurred during the last few rainstorms. She will continue to monitor.

Protocol and the Strata Property Act

The owners and the property manager reviewed protocols with respect to calling SGM's, $\frac{3}{4}$ Vote Resolutions, Notice requirements for SGM's & $\frac{3}{4}$ Vote Resolutions and transferring funds from the Contingency Reserve Fund as specified in the Strata Property Act.

Funds Owing to a Former Owner

Council affirmed its recent decision to provide a further cheque of \$1900.66 to Paul Rosenau relating to deck work on unit 844. Council noted that Mr. Rosenau had provided a letter from the previous property manager (Vic Parker) that indicated that the total amount owing to him was \$4103.36, not \$2202.70 as stated in the AGM minutes of June 14, 2006.

Gardening

Jane advised that the strata has terminated the previous gardener's contract & asked the property manager to fwd a copy of the new gardeners recent invoice to her.

ADJOURNMENT

There being no further business to transact the meeting adjourned at 8:09 P.M.

NEXT MEETING

The next meeting is at the call of the Strata Council.

Owners are strongly encouraged to file these minutes for future reference since it is now mandatory to provide prospective Owners with 24 months' worth of Strata Council Meeting Minutes and obtaining extra copies of same is considered to be at the Owners' expense rather than a Strata expense.

CARRIAGE MANAGEMENT INC.

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