

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT #206 - 675 W. 7TH, VANCOUVER, BC
ON TUESDAY, JANUARY 13, 2009 AT 6:45 PM**

PRESENT:

Moreen Cobb	President	#206 – 675
Mike Carston	Vice President	#107 – 669
Scott Venn	Treasurer	#204 – 675 (arrived 7:05 PM)
Donna Ashman		#102 – 675
Robyn McDowell		#207 – 657
Jeremy Kis		#107 – 685
Ron Downs		#202 – 655

ALSO IN ATTENDANCE:

Jarvie Way, Strata Agent
Century 21 Prudential Estates (RMD) Ltd.

1. CALL TO ORDER:

The meeting was called to order by Council President, Moreen Cobb at 6:50 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes of the December 2, 2008 Council meeting as circulated.

3. FINANCIAL REPORTS

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the November 2008 financial statements.

b) Owners Arrears/ Strata Maintenance Fees

Council reviewed the owner's arrears report. Owners are reminded to ensure you keep your account up to date; all fees are due and payable on the first of every month. Late payments are subject to fines and interest.

Any owner with questions or concerns regarding their maintenance fee account should contact the Accounts Receivable Department of Century 21 Prudential office at 604-273-1745. All owners are advised that Century 21 does not send out reminder letters regarding maintenance fees. Please ensure your account is current.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

a) Building Repair - Phase 2

After further follow up, it appears that the building portion facing the alleyway has indeed been painted. There is just one window deficiency left to remedy and there will be a final walk around with Edenvale to ensure everything has been completed to the utmost satisfaction of the Strata Council.

b) Trees

With the extreme winter weather we have been experiencing, the tree replacements have been delayed in the second and third courtyards. However, it is expected that the tree replacements will occur at the end of January - weather permitting!

c) Awnings

The Strata Council is still awaiting quotes for awning repair and maintenance. *The Strata Agent will follow up with the companies who are to provide quotes.*

5. CORRESPONDENCE**a) Chargeback**

An owner wrote detailing concerns about charge backs they had received on their account. The Strata Agent will follow up to resolve these concerns.

6. NEW BUSINESS**a) Noise**

The Strata Council would like to remind all residents that you do live in a strata complex and therefore sounds do carry. These sounds can carry not only to your immediate neighbors' units, but also to other units in the complex. Please keep this in mind when you are doing repairs or renovations to your unit.

b) Thank You

The Strata Council would like to thank all owners who generously helped to remove snow and ice from the courtyards, the alley and the front sidewalks.

c) Garage Room

The Strata Council directed the Agent to obtain a quote to have a trough installed in the garbage room so the water can drain better.

d) Sign

The Strata Council directed the Strata Agent to obtain a quote for installing a wrought iron signpost near the front of the complex. The purpose of this signpost would be for when a unit is for sale, a generic sign stating something like "Luxury Unit For Sale" can be placed on the post.

7. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 PM.

The next meeting will be in unit #206 – 675 W. 7th on **March 2, 2009** at 6:45 PM.

Respectfully Submitted

Jarvie Way, Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department: Greg Dunphy

Telephone 604-273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

Fax 604-273-9021

IT HAS BECOME A STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY THAT OWNERS PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.

UNDER THE STRATA PROPERTY ACT, PROPERTY MANAGERS WORK FOR THE OWNERS OF THE STRATA CORPORATION. UNDER THE STRATA PROPERTY ACT AND THE PRIVACY ACT, WHEN SELLING YOUR UNIT THE PROPERTY MANAGER MAY ONLY COMMUNICATE WITH THE OWNER OR THE SELLER'S AGENT UPON PRESENTATION OF THE WRITTEN VERIFICATION OF SUCH A RELATIONSHIP. THE PROPERTY MANAGER CAN NOT COMMUNICATE INFORMATION ABOUT THE STRATA CORPORATION OR YOUR STRATA LOT WITH PURCHASERS OR THE AGENT FOR THE PURCHASER WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. ALL QUESTIONS OR CONCERNS SHOULD BE DIRECTED TO THE OWNER OF THE UNIT OR THE OWNER'S AGENT.