

Next Meeting

The next council meeting is scheduled for December 5, 2007 at 7:30 pm in unit 209.

Adjournment

The meeting was adjourned at 9:00 pm.

REMINDER TO RESIDENTS

IT IS CONTRARY TO FIRE CODE REGULATIONS AND THE STRATA BYLAWS TO STORE PERSONAL EFFECTS IN THE PARKADE. PLEASE REMOVE YOUR PERSONAL EFFECTS AS SOON AS POSSIBLE. ITEMS REMAINING IN THE PARKADE AT THE END OF OCTOBER CAN BE REMOVED BY THE STRATA CORPORATION AT YOUR EXPENSE. THANK YOU FOR YOUR COOPERATION.

**Peter Fairchild
Property Manager**

**STRATA PLAN LMS 2690 – DHARMA
MINUTES OF COUNCIL MEETING
August 7, 2007**

Attending

Brendan Piovesan (chair), Samantha Gill, Simon Gruber, Roger Mahler, Mark Ekerman, Peter Fairchild (property manager): regrets: Dave Thompson, Sandi Callender.

Call to Order

The chair called the meeting to order at 7:35 pm.

Approval of Agenda

The agenda was approved as circulated.

Approval of Prior Minutes

The minutes of the strata council meeting held on June 19, 2007 were approved as distributed. The property manager noted that the minutes were distributed without the approval of the chair and council because of some communications problems; however, because of the need to advise owners of the special levy approved at the AGM, he had no choice. Council agreed that the process for approval of the minutes as determined at the last meeting should be followed.

Maintenance Issues

1. Boiler Replacement

All contracts (plumbing and engineering) have been signed and the work commenced today with the replacement of the hot water tank. The property manager reported that he had failed to provide the appropriate notice to residents about the water shut-down; his mistake as he thought that the work would commence a week later. In mitigation, prior to the council meeting, he knocked on every door and apologized to residents for the lack of notice as well as advising them as to when hot water would be restored.

The property manager also reported that once the hot water tank was replaced, there would be no more water shut-downs as the boiler was replaced. *Note: subsequent water was shut down again because of plumbing leaks that had to be addressed.*

2. Tree Issues

The property manager reported that he had contacted the city arborist about the significant aphid infestation and the lack of city response, including dumping near-dead lady bugs on the street. The city arborist agreed to provide new lady bugs (done prior to the strike) and send a contractor to assess the trees both on and off the strata property. However, given the strike, it is not likely that this assessment will be done for some time.

Council agreed that the new lady bugs were having a significant impact in terms of reducing the aphid problem.

3. Roof Repairs

At its last meeting, council requested the property manager to obtain an assessment of the roof and the general maintenance required over the next few years; this has not yet been done.

4. Elevator Servicing

The property manager reported that he had contacted the elevator contractor to insist upon proper service and record-keeping. Council noted that most of the outstanding issues had been addressed though the 'close' button was still not functioning properly.

5. Balcony Issue

There is some algae growing on some of the surfaces of the balconies; while not a serious problem, it needs to be investigated. In addition, council identified some concerns with how the railings are attached to the building proper. It was agreed that residents should examine their own balconies and report to Victor if they had any concerns in this regard.

6. Parkade Issues

There were a number of issues raised relating to the parkade including:

- 'white stuff' dripping off the ceiling on to a parking space; this likely due to water leaching through the concrete surface and depositing calcium;
- A periodic 'leak' through a pipe hole on the northeast side of the upper parkade; this has been investigated by both the property manager and the plumbing firm and may be related to patio drainage;
- The proper repair of the lower parkade gate (following a past break-in) has not yet been addressed;

7. Lower Parkade Driveway

The property manager reported that he had contacted three different firms to provide quotes to address the problem with the sinking asphalt from the parkade to the back alley. He has received only one quote (at about \$800) for the repairs. Council was concerned that this quote would not address the issue over the long term and requested additional quotes. Council also questioned what could be done without intruding upon that area of the lane that is owned by the City.

8. Lower Parkade Gate

The property manager reported a concern from the resident closest to the lower parkade gate that it was now making much more noise than prior. This may require a service call for spring tightening.

9. Ceiling Leak

Repairs have been made to address a leaking skylight in one of the upper units. The resident has requested that council authorize repairs to his ceiling as a result of this leak. Council approved the request.

Administrative Issues

1. Bylaw Enforcement

It was noted that there were a number of complaints received about noise issues arising from unit 309; the property manager will send a letter to the residents addressing these concerns.

2. Renovations/Flooring Requests

Council approved the request from Unit 211 for the renovations requested, subject to engineering drawings, appropriate building permits and acceptance by the owner of any and all liabilities associated with this request.

3. Laundry Lease

The property manager noted that the lease of laundry equipment with Coinamatic will expire next year. Currently, there are four washing machines and three dryers; the strata is receiving 75% of the gross revenue.

4. Janitorial Contract

Following the last meeting, the property manager provided the strata council with a draft contract/terms of work for the current janitorial service. Council agreed to provide its comments on these matters to the property manager prior to August 20, 2007. Following receipt of comments, the property manager will develop a contract with the janitorial service.

5. Move-In

Council reported that there was a move-in at the beginning of the month that was not authorized or properly notified. The property manager will check out who it was and why notification was not provided.

6. Computer Equipment

Council agreed to purchase the computer equipment necessary for security monitoring at a cost of \$300.

Financial Issues

1. Approval of Financial Statements

Approval of the financial statement for June, 2007 was deferred in the absence of the treasurer. The property manager noted that Atira had responded to all of the treasurer's questions regarding the statements.

2. Accounts Receivable

The property manager reported on the accounts receivable balance for the month, most of which were related to the special assessment. Atira will be writing to all owners about their outstanding balances. Council agreed to write-off all small balances (under \$2).

3. Budget Review

Council reviewed the current status of revenue and expenditures against the budget approved by owners at the last AGM; nothing of major concern was identified.

New Business

Concern was expressed about the inappropriate storage of personal effects in one of the patios on the south lower level. This was causing some noise problems for above units. The property manager will review the bylaws to determine how this issue might be addressed.

Correspondence

A letter was received by one owner requesting a payment plan for the special assessment. Council discussed this issue at some length and decided to reject this request for two reasons: that it might provide a precedent for all other owners that had not yet paid the special levy and because the work had already commenced and, therefore, the funds from owners were required immediately to pay the contractors.

NOTE TO ALL OWNERS: IF YOU HAVE NOT YET PAID THE SPECIAL LEVY, IT IS DUE IMMEDIATELY OR PENALTIES/INTEREST MAY BE ADDED!

Next Meeting

The next meeting of the strata council is scheduled for Wednesday, October 3, 2007 at 7:30 pm in unit 310.

Adjournment

The chair adjourned the meeting at 9:00 pm.



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Caring Property Management For Your Community

**STRATA PLAN LMS 2690 – DHARMA
MINUTES OF COUNCIL MEETING
June 19, 2007**

Attending

Sandi Callender, Simon Gruber, Roger Mahler, Dave Thompson, Mark Ekerman, Brendan Piovesan, Samantha Gill, Peter Fairchild (property manager).

Call to Order

The meeting was called to order at 7:35 pm.

Election of Officers

As this was the first council meeting following the annual general meeting, nominations were requested for table officers. Nominated and elected by acclamation were:

President: Brendan Piovesan, Vice-President: Roger Mahler; Treasurer: Sandi Callender

Approval of Agenda

The agenda was approved as circulated (Dave/Brendan)

CARRIED

Approval of Prior Minutes

The minutes of the council meeting held on April 10, 2007 were approved as distributed (Sandi/Dave)

CARRIED

Process Discussion

1. Minutes Process

Council described the format for the council minutes as well as the process for approval. Once the minutes are drafted, they will be forwarded to all council members for review. The chair will collate any recommended changes which the property manager will make before sending out to owners. The property manager indicated that draft minutes will generally be provided within a week of the council meeting.

2. E-mail Decisions

Council agreed that decisions could be made by e-mail between council meetings and that they would be ratified at the next scheduled council meeting. The property manager indicated that he would need to hear from all council members separately on e-mail decisions so Atira would know that a majority of council had approved the decision.

3. Meeting Packages

Council indicated that it wished to receive the agenda, financial statements and any important documents a week prior to the scheduled council meeting so they could be properly studied; this was a significant problem with the last property management company.

4. Financial Statements

The property manager explained that the strata treasurer would receive a complete financial package for the month no more than three weeks following month-end. This would include balance sheet, operating statement, year-to-date comparison, bank statement, bank reconciliation, accounts receivable, accounts paid and copies of all paid invoices. Council members would be e-mailed the first three items on this list.

5. Accounts Payable

The property manager indicated that all 'normal' bills would be paid automatically as they arrived...utilities, janitorial, elevator, etc. However, any bills for non-recurring items (repairs, renovations, etc) would not be paid until council approved them. This would ensure that any deficiencies or problems would be addressed prior to the contractor being paid.

Business Arising/Maintenance Issues

1. Boiler Replacement

The property manager reported that the engineering firm had completed the tender process and that four bids had been received. These ranged in cost from approximately \$50,000 to just under \$92,000, a wide discrepancy when all four contractors were bidding on the same project specifications. Council asked the property manager to obtain references for the two lowest bidders, Universal Heating & Plumbing and Channel Plumbing and Heating. Once these references have been checked, council will make a decision as to which contractor should be awarded the contract. The property manager will obtain the references through the engineering firm.

2. Trees

Council noted that the trees on strata property had been treated for aphids but were being reinfected by the city trees; the strata is on the list for city treatment but this has yet to take place. Council also indicated that a tree on the east side of the property was split; the arborist had recommended that it be cabled. While the funds for this were allocated in the budget, this has not yet been scheduled. Simon will provide Atira with a contact number to follow-up.

3. Roof Repairs

Council received a report from Inter-Provincial Roof Consultants in November 2006 regarding roof conditions; IJM wrote to Crown Roofing in March and Crown Roofing replied in April indicating that the issues raised in the report had nothing to do with their repair work done several years ago. Council asked the property manager to follow up with Interprovincial to see about developing a maintenance plan that can be budgeted for over the next couple of years.

4. Fire Inspection Deficiencies

Council will check to ensure that the deficiencies in the last fire inspection report have been addressed. (*Note: these have been repaired*)

5. Bicycle Racks

The bicycle racks in the parkade were not installed properly by the original contractor; he has refused to come back to deal with the problem without charging for the extra work. The property manager will attempt to address this issue.

6. Garage Door

The lower garage door needs to be repaired properly so it does not look like it has been broken into. The property manager will examine the door again and find a supplier willing to undertake the work.

7. Intercom Phone

Council agreed to pay the cost to replace a defective intercom phone in one unit as there had been some communications confusion about who was responsible for the repairs. The property manager noted for the record that the phone belonged to the owner so the repair should have been at the owner's expense. Council indicated that reimbursement would only be at the rate charged to the strata previously.

8. Elevator Service

The property manager noted that there was no service log in the elevator room indicating the service record for the elevator or additional call-outs. Council indicated that the door controllers were not operating properly, the fourth floor light was not working and the door closures appeared to be on a timer rather than on sensors.

9. Plumbing Repairs

Two units were affected by the recent water leak when the water was shut off for another unit's renovation project. There was considerable discussion about who was responsible for the repairs as the problem originated with the renovation project. Further, council was never informed by the owners that there were repairs required. Council agreed that there needed to be clarification and clear communications channels for owners whenever there was a unit problem as council would not take responsibility for repairs that were not previously authorized or undertaken by a qualified contractor.

10. Balcony Issue

There appears to be algae growing on some areas of a few balconies which could be causing some dry rot. This problem should be addressed before it does any significant damage to the building.

Administrative Issues

1. Contract Review

Council agreed that a review of all current contracts was necessary to ensure that council was receiving value as well as appropriate service. However, as IJM has not yet transferred all the strata files to Atira, this item was deferred to the next meeting.

2. AGM Minutes

Atira has finally received the AGM minutes from the previous property manager; council has reviewed and corrected them so they can be distributed to owners. Atira will provide another schedule for the special levy as well as instructions on how to pay it.

3. Recycling Bins

The city has not been picking up the container recyclables for a number of weeks; despite efforts to determine why, the City was not responding. However, it was noted that the bin was in need of repair so that might have been the reason. **NOTE TO ALL RESIDENTS: PLEASE CHECK YOUR PLASTIC RECYCLABLES CAREFULLY AND READ THE DESCRIPTION BEFORE DUMPING THEM IN THE RECYCLE BIN. THE CITY WILL ACCEPT ONLY CERTAIN TYPES OF PLASTICS AND WILL NOT EMPTY THE BIN IF THE WRONG MATERIAL IS IN IT.**

4. Bylaw Enforcement

There are a number of bylaw issues in the parkade that need to be addressed as soon as possible, including unlicensed vehicles and illegal storage. The property manager will write to specific owners about these issues giving them some time to rectify the problems. **PLEASE NOTE THAT IT IS CONTRARY TO CITY FIRE REGULATIONS TO STORE ANYTHING IN THE PARKADE WITH THE EXCEPTION OF BICYCLES, SPARE TIRES AND OTHER AUTOMOBILE-RELATED ITEMS (EG: CAR SEATS).**

5. Key/Fob Replacements

The property manager has spare keys and fobs for any strata owner who requires replacements. The charges are keys (\$3) and fobs (\$60) including taxes. Anyone requiring replacements should provide Atira with a cheque made payable to the strata when they pick up their keys or fobs.

6. Laundry Room Etiquette

Council noted that a number of residents are 'abusing' the laundry room facilities and making it difficult for other residents to use the facilities. Council has posted notices in the building reminding residents of the proper etiquette.

Financial Issues

1. Budget

Council advised the property manager that the 2007/08 budget was approved by owners at the recent annual general meeting.

2. Approval of Financial Statements

Council indicated that it had not yet received the proper financial statements for March, April and May of 2007. The property manager said that IJM had until the end of the month (June) to provide Atira with all of the financial records for the strata; he would forward to council the financial statements as soon as they were received.

3. Accounts Receivable

There are a number of owners who have not yet paid their strata fees to Atira for June; this is normal during a transition from one property management company to another. However, the majority of these owners have post-dated cheques on file for the amount of strata fees prior to the increase. Council agreed that Atira should cash these cheques and then advise the owners of any outstanding balances.

4. Accounts Payable

A number of bills have been received that require payment; the property manager reviewed all of these invoices and council approved them, with the exception of the pest control invoice since council had cancelled the regular service and the plumbing invoices as council was not sure what they were for or who had authorized the work. Council also requested that the property manager provide a letter to the owner who had requested reimbursement for repair work he had undertaken in his unit.

New Business

1. Noise Issue

The property manager was requested to write a letter to the owner of one unit indicating that council had received a number of complaints about unreasonable noise.

2. Lower Driveway

There was a request to repair the lower driveway ramp as the ground is sinking and small cars are having difficulty navigating it. The property manager will look at the problem and suggest how it might be repaired.

Next Meeting

The next council meeting is scheduled for August 7th, 2007 at 7:30 pm in unit 209.

Adjournment

The chair adjourned the meeting at 9:45 pm.

IN CASE OF PROBLEMS

IF YOU HAVE A PROBLEM IN YOUR UNIT...A LEAK, A BROKEN DOOR OR WINDOW, ETC... PLEASE CONTACT ATIRA PROPERTY MANAGEMENT AS SOON AS POSSIBLE. IF WE DO NOT KNOW ABOUT THE PROBLEM, WE CANNOT FIX IT. IF YOU LET THE PROBLEM CONTINUE AND IT CAUSES MORE DAMAGE TO YOUR OR OTHER UNITS, YOU COULD BE RESPONSIBLE FOR THE ADDITIONAL REPAIRS.

AFTER HOURS AND ON WEEKENDS, ATIRA HAS AN ON-CALL PROPERTY MANAGER WHO WILL CONTACT THE NECESSARY CONTRACTORS FOR EMERGENCY REPAIRS. CALL ATIRA'S VANCOUVER OFFICE NUMBER AND YOU SHOULD RECEIVE A RETURN CALL WITHIN A FEW MINUTES.

THE PROPERTY MANAGER IS THE ONLY PERSON AUTHORIZED TO MAKE REPAIRS ON BEHALF OF THE STRATA. IF YOU CALL A CONTRACTOR YOURSELF, YOU WILL PAY THE BILL. IF YOU TALK TO A STRATA COUNCIL MEMBER, THEY WILL ADVISE YOU TO CALL ATIRA.

AFTER HOURS CHARGES BY CONTRACTORS ARE TWO-THREE TIMES THE NORMAL RATE SO IF YOU ARE AWARE OF A PROBLEM IN THE MORNING...CALL IN THE MORNING.

**Peter Fairchild
Property Manager**



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Caring Property Management For Your Community

NOTICE TO OWNERS

Please find attached the annual general meeting minutes, including, as a reminder, the new maintenance fee schedule for 2007/08 and the special assessment schedule. Note that the special assessment is due immediately; if you have any questions about how to pay your special assessment, please contact Atira's Vancouver office and ask for Oxana.

Also included are the minutes of the council meeting held in June.

I am looking forward to working with you all as the new property manager.

A handwritten signature in black ink, appearing to read "Peter Fairchild", is written over a faint, light-colored signature line.

**Peter Fairchild
Property Manager**

MINUTES OF THE ANNUAL GENERAL MEETING OF
THE OWNERS, STRATA PLAN LMS 2690 HELD ON
MAY 9, 2007
IN THE LEARNING RESOURCE CENTRE, BRITANNIA SECONDARY SCHOOL,
1001 COTTON DRIVE, VANCOUVER, B.C.

CALL TO ORDER

The meeting was called to order at 7:05 p.m. by Simon Garber, President. Simon suggested that all present introduce themselves and all did.

ROLL CALL & CERTIFICATION OF PROXIES

It was noted that there were owners representing 19 strata lots present in person or by proxy.

DETERMINATION OF QUORUM

It was noted that a quorum was 16 owners and a quorum was therefore present and the meeting duly constituted.

PROOF OF NOTICE

It was noted that Notice of Meeting was duly given in accordance with the requirements of the Strata Property Act.

MINUTES

The minutes of the annual general meeting held on July 18, 2006 were circulated with the Notice of Meeting and IT WAS MOVED and seconded that the minutes be approved as circulated.

CARRIED

REPORTS

1. President's Report: Simon Garber provided a copy of his report to all and a copy is attached hereto.
2. Report on Insurance: It was noted that the strata corporation was covered by replacement cost insurance based on an appraisal. Coverage includes earthquake coverage, comprehensive general liability and directors and officers liability coverage. More detailed information is available for those who wish to examine the policy. Owners were reminded that improvements carried out by owners are not covered under the strata corporation's policy and owners who have made improvements should ensure that their insurance covers the improvements.

FINANCIAL STATEMENTS

The financial statements for the ten months ended March 31, 2007 were reviewed and it was noted that preliminary figures indicated a small surplus for the year. Final financial statements will be presented once final year end adjustments are completed.

2008 BUDGET

The budget for the 2008 fiscal year ended May 31 was reviewed and it was noted that the budget was based on a review of each account, the actual 2007 expenses and anticipated changes for 2007-2008. The end result was that in order to balance the budget, it was necessary to increase maintenance fees by 5.6%.

After discussion, IT WAS MOVED and seconded that the budget be approved as presented.

CARRIED

NEW BUSINESS

1. Boiler Replacement: Information regarding proposed replacement of the boiler was distributed with the Notice of Meeting. At the 2006 AGM, the owners approved the engagement of an engineer to recommend, design and tender a new boiler system. The Strata Council engaged McCuaig & Associates and the proposed boiler was tendered to six contractors. Of those six, only one contractor submitted a bid in the amount of \$61,162. McCuaig & Associates also prepared an application to Terasen for an incentive payment once the boiler is installed. The expected incentive will be \$7,650. The developers provided a cheque in the amount of \$17,000 to the strata corporation as their contribution to the boiler replacement. Accordingly, the net cost would be \$36,512. In addition, an energy assessment report was completed by Terasen that indicated that replacing the boiler could result in cost savings of between \$7,800 and \$9,300 per year. The payback period on total cost would range from 6.6 years to 7.8 years. However the payback after the contribution by the developer and the incentive from Terasen would range from 3.9 to 4.7 years, and savings would be ongoing. Accordingly, the following special resolutions are proposed authorizing the purchase of a new boiler and the funding by special assessment. It was noted that the cost of the engineering was initially funded by the contingency fund pending a decision on the boiler purchase. The intention was that the cost of the engineering be added to the cost of the boiler once the decision was made. Therefore the total special assessment would be \$41,512.

Special Resolution No. 1:

IT WAS MOVED and seconded that as a 3/4 vote of The Owners, Strata Plan LMS 2690, the owners authorize the Strata Council to contract for the installation of a new boiler to a maximum amount of \$61,162.

CARRIED

Special Resolution No. 2:

IT WAS MOVED and seconded that as a ¾ vote of The Owners, Strata Plan LMS 2690, a special assessment in the amount of \$41,512.00 be levied against the owners for funding of the purchase and installation of a new boiler in proportion to their unit entitlement, due and payable on July 1, 2007, and that the portion of the cost that will be recovered from Terasen be charged against the contingency fund and repaid once the incentive is received. Any residual funds remaining after the work is complete will be refunded to the owners pro rata.

CARRIED

ELECTION

It was noted that of the retiring Strata Council, two members had resigned and moved. The remaining members were interested in continuing on the Strata Council and were letting their names stand for election. Accordingly the following owners were nominated to stand for election to the Strata Council:

209	Roger Mahler
312	Simon Garber
403	Dave Thompson
311	Sandi Callender
310	Mark Ekerman
402	Brendan Piovesan
308	Samantha Gill

After three calls for further nominations, nominations were declared closed and the nominees elected by acclamation.

OTHER BUSINESS

1. Plumbing Repairs: It was noted that there were two suites with holes in the gyproc walls resulting from a plumbing leak caused when an owner carried out some plumbing repairs or renovations. The water shut down was requested by the owner. The issue will be discussed at the next scheduled Strata Council meeting.
2. Balcony Repairs: Two owners advised that there appeared to be some problems with their balconies and they will be checked for rot.
3. Bike Racks: It was noted that the bike racks were not acceptable as is and the supplier has been requested to carry out the repairs to make them sound at his cost.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:45 p.m.

STRATA PLAN LMS 2690
SPECIAL ASSESSMENT

Unit #	Entitlement	Assessment	Unit #	Entitlement	Assessment
101	517	\$640.06	301	728	\$901.28
102	531	\$657.39	302	557	\$689.58
103	678	\$839.38	303	557	\$689.58
104	548	\$678.43	304	553	\$684.62
105	547	\$677.20	305	682	\$844.33
106	434	\$537.30	306	521	\$645.01
107	758	\$938.42	307	518	\$641.29
108	501	\$620.25	308	913	\$1,130.31
201	728	\$901.28	309	918	\$1,136.50
202	557	\$689.58	310	1,177	\$1,457.15
203	557	\$689.58	311	915	\$1,132.79
204	553	\$684.62	312	920	\$1,138.98
205	700	\$866.61	314	895	\$1,108.03
206	760	\$940.89	315	1,065	\$1,318.49
207	517	\$640.06	316	769	\$952.04
208	531	\$657.39	317	574	\$710.62
209	678	\$839.38	401	999	\$1,236.78
210	548	\$678.43	402	917	\$1,135.26
211	547	\$677.20	403	945	\$1,169.93
212	557	\$689.58	404	930	\$1,151.36
214	757	\$937.18	405	1,131	\$1,400.20
215	514	\$636.34	406	898	\$1,111.74
216	574	\$710.62	407	908	\$1,124.12
	0	\$0.00	408	949	\$1,174.88
	0	\$0.00		0	\$0.00
	0	\$0.00		0	\$0.00
	0	\$0.00		0	\$0.00
	0	\$0.00		0	\$0.00
	0	\$0.00		0	\$0.00
	0	\$0.00		0	\$0.00
	0	\$0.00		0	\$0.00
207	0	\$0.00		0	\$0.00
	13,592	\$16,827.15		19,939	\$24,684.85
				33,531	\$41,512.00

THE OWNERS, STRATA PLAN LMS 2690
 MAINTENANCE FEE ALLOCATION - 2008

SUITE NUMBER	UNIT ENTITLEMENT	Maintenance Fees - 2006	Maintenance Fees - 2007	Contingency Contribution	Payments
					June 1/07 to May 1/08
101	517	128.00	135.00	14.00	149.00
102	531	132.00	139.00	14.00	153.00
103	678	168.00	177.00	18.00	195.00
104	548	136.00	143.00	14.00	157.00
105	547	136.00	143.00	14.00	157.00
106	434	108.00	114.00	11.00	125.00
107	758	188.00	198.00	20.00	218.00
108	501	124.00	131.00	13.00	144.00
201	728	180.00	191.00	19.00	210.00
202	557	138.00	146.00	15.00	161.00
203	557	138.00	146.00	15.00	161.00
204	553	137.00	145.00	14.00	159.00
205	700	174.00	183.00	18.00	201.00
206	760	188.00	199.00	20.00	219.00
207	517	128.00	135.00	14.00	149.00
208	531	132.00	139.00	14.00	153.00
209	678	168.00	177.00	18.00	195.00
210	548	136.00	143.00	14.00	157.00
211	547	136.00	143.00	14.00	157.00
212	557	138.00	146.00	15.00	161.00
214	757	188.00	198.00	20.00	218.00
215	514	127.00	135.00	13.00	148.00
216	574	142.00	150.00	15.00	165.00
301	728	180.00	191.00	19.00	210.00
302	557	138.00	146.00	15.00	161.00
303	557	138.00	146.00	15.00	161.00
304	553	137.00	145.00	14.00	159.00
305	682	169.00	179.00	18.00	197.00
306	521	129.00	136.00	14.00	150.00
307	518	128.00	136.00	14.00	150.00
308	913	226.00	239.00	24.00	263.00
309	918	228.00	240.00	24.00	264.00
310	1177	292.00	308.00	31.00	339.00
311	915	227.00	239.00	24.00	263.00
312	920	228.00	241.00	24.00	265.00
314	895	222.00	234.00	23.00	257.00
315	1065	264.00	279.00	28.00	307.00
316	769	191.00	201.00	20.00	221.00
317	574	142.00	150.00	15.00	165.00
401	999	248.00	261.00	26.00	287.00
402	917	227.00	240.00	24.00	264.00
403	945	234.00	247.00	25.00	272.00
404	930	231.00	243.00	24.00	267.00
405	1131	280.00	296.00	30.00	326.00
406	898	223.00	235.00	24.00	259.00
407	908	225.00	238.00	24.00	262.00
408	949	235.00	248.00	25.00	273.00
<hr/>					
	33,531	8,312.00	8,774.00	880.00	9,654.00
<hr/>					
		99,740.00	105,320.00	10,532.00	
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May 9, 2007

A message from the president:

Dharma is now two years old, and we have endured the expected growing pains. This council has worked diligently to maintain the home we own. Our council includes people with financial, engineering, technical, and building management backgrounds. We've never had a fight or left disagreements unresolved.

Upon the termination of our contract by IJM Properties, we went on the hunt for a new management company that we felt would fulfil the needs of our strata. We sought an experienced responsive manager – someone with familiarity with this type of building in this neighbourhood. After numerous meetings, phone calls and emails, we committed to a new direction in building management with Atira Property Management (www.atira.ca) commencing June 1. The search committee found them to have an excellent track record, a hands-on approach, and outstanding references.

We analyzed the budget line by line, comparing our last year's budget with our actual expenditures, factoring in cost changes and expected projects for the coming year, to ensure that next year's council has the necessary funds to continue to maintain the good health of the building.

Since our last general meeting, two of our council members sold their suites and therefore resigned from the council. We invited Mark Eckerman to join us on the council as he showed keen interest in the governance of our shared property.

I'd like to thank Ian MacKay and his staff at IJM Properties for their efforts in maintaining financial records, managing the property, and giving us guidance over the past two years.

We look forward to a safe and prosperous year ahead.

A handwritten signature in black ink, appearing to read 'Simon Garber', written in a cursive style.

Simon Garber
On behalf of the Dharma Strata Council

STRATA CORPORATION LMS 2690
MINUTES OF **Apr 10/07** MEETING OF THE STRATA COUNCIL,

Present: Dave Thompson, Roger Mahler, Sandi Callender, Simon Garber, Mark Eckerman and Ian Mackay (Property Manager, "PM", with IJM Properties)

Regrets: Don Peters

Council member, John Hayes, has resigned as a result of the sale of his unit

The meeting was held in #311 and was called to order at 7:35 p.m.

MINUTES

The minutes of the Strata Council meeting held on March 6, 2006 were reviewed and it was MOVED & CARRIED they be approved as circulated.

FINANCIAL REPORT

Financial statements: The Secretary/Treasurer advised she had not been supplied with the March invoices and financial statements in time to complete a review prior to the meeting, so acceptance was tabled until after the AGM.

After some item clarification, the Jan'07 and Feb'07 financial statements were accepted.

Arrears: The arrears report was reviewed and accepted.

PRIORITY BUSINESS

1. *Boiler Replacement*: The sub committee continues to work closely with the PM on the tenders for the Boiler Replacement project. This topic will be an agenda item at the upcoming AGM.
2. *Tree Pruning & Spring Aphid control*: Pruning has been completed. The PM was directed to contact city hall in regards to our location's inclusion in the releasing of aphid combating ladybugs during the city-wide Spring initiative, and to ensure building residents receive adequate notice prior to Aphid spraying, when it's arranged.
The 2007/08 Budget will include funds for bracing the tree at the east end of the building.
3. *Roofing Repairs*: The PM was directed to contact the writers of the 2006 Roof Survey to ask for their assistance in creating a pro-active maintenance/action plan, based on observations & recommendations identified in the report. The PM advised he will continue to communicate with Crown Roofers regarding the correction of some deficiencies also identified in the report.

OTHER BUSINESS

- a. The PM was directed to send letters to any owners who failed to arrange for suite access during the 2006 Fire Inspection, alerting them of their responsibility for ensuring their suites are compliant. A council member suggested not participating in the formal inspection may negatively reflect on the owners' individual insurance policies.
- b. The PM advised he has made contact with the Bike Rack supplier who agreed to make a site visit to provide recommendations for correction of the identified problems.
- c. The PM was reminded there is still a home-made label on the Enterphone Directory at the front entrance, and he has been asked to deal with this at the last two meetings already.
- d. The PM was directed to instruct the landscapers to move the front planters, and to ensure regular watering.
- e. The PM was directed to instruct the contractor to do the necessary repairs to ensure the lower garage door is returned to its original state.

- ~ The PM was directed to contract the necessary suppliers to complete the silicon injections in the garage
- g. The PM presented correspondence from an owner in regards to charges having been levied for a tenants' move.
- h. The PM presented the draft budget which Council reviewed, discussing and assessing each line item. Council directed the PM to prepare and circulate the AGM package to all owners with appropriate advance notice.

NOTE: The AGM is scheduled to take place at Britannia Community Centre on May 9, 2007.

NEXT COUNCIL MEETING

- TBD by incoming Council Members at the AGM

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 10:05 p.m.