

**COUNCIL MEETING MINUTES
STRATA PLAN VR 1047**

**WEDNESDAY JUNE 27, 2007
CHELSEA TERRACE**

TIME & LOCATION:
6:30p.m. Recreation Room
1040 Pacific Street
Vancouver, BC V6E 4C1

**STRATA COUNCIL
2007**

PRESIDENT
Marcus Von Albrecht

VICE PRESIDENT
Shelly Smee

TREASURER
Candice Macalino

SECRETARY
Krista Magnusson

AT LARGE
John Waldo
Ryan Cheys
Alan Ilicic

CARETAKER
Nick Dotzev
(604) 841-4560

STRATA MANAGER
Jack Foo
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ACCOUNTANT
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BAYWEST MANAGEMENT
300 – 1770 BURRARD ST.
VANCOUVER, BC V6J3G7
24 Hr: 604-257-0325

PRESENT:
Marcus Von Albrecht
Candice Macalino
Ryan Cheys
Alan Ilicic
John Waldo

Nick Dotzev – Resident Caretaker
Jack Foo – Baywest Management

REGRETS:
Shelly Smee
Krista Magnusson

(1) CALL TO ORDER

The meeting was called to order at 6:45 p.m. by the President. A quorum was established.

(2) APPROVAL OF COUNCIL MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of April 26th, 2007 Council Meeting as circulated. **CARRIED**

(3) FINANCIAL REPORT

3.1 TREASURER REPORT

The Treasurer reported that she had reviewed the Financial Statements for the months of November 2006 to May 2007, and found them to be in order.

It was **MOVED/SECONDED** to adopt the Financial Statements for the months of November 2006 to May 2007 as distributed. **CARRIED**

3.2 ACCOUNTS RECEIVABLE

The Strata Manager reported that as of the date of the meeting, the total Accounts Receivable stands at \$33,984.51. This is an increase from the previous meeting, and is due to revised strata fees and the passing of a new special levy during the SGM of May 2007

(4) BUSINESS ARISING FROM PREVIOUS MEETING

4.1 DELINQUENT ACCOUNT

In follow up to Section 4.1 of the previous minutes, the Strata Manager reported that a lawyer had been engaged to resolve the large outstanding amount of strata fees owing from a deceased owner.

4.2 PARA SPACE LANDSCAPING

The Strata Manager reported that Para Space Landscaping had completed the Landscaping improvement work and all debris and dead plants have been removed. Therefore, the Manager proposed that the entire sum of the said contract be released.

It was MOVED/SECONDED that the entire amount of the said contracted work be paid. **CARRIED**

4.3 ANNUAL FIRE INSPECTION

In follow up to Section 4.4 of the previous minutes, the Strata Manager informed the Council that Voltec Fire Protection will be carrying out the deficiency work as reported after the initial inspection that was carried out in May. Nick will be assisting Voltec Fire Protection in gaining access to those units affected.

(5) CORRESPONDENCE

5.1 RENTAL APPLICATIONS

Council received a total of 9 applications from unit owners requesting registration of their units for rental. The Strata Manager informed Council that there are currently 31 units being rented, and that there are another 4 spots available. These will be awarded to the first 4 units registered with the Strata Manger.

5.2 USE OF COMMON PROPERTY

Council received a letter from an owner requesting permission to use the common area in front of his unit, and noting no physical alteration would be involved.

Council will reply that the Strata Manager will provide the owner with the usual agreement outlining the use of the common area before, deciding to grant permission of usage.

5.3 RENOVATION

Council received 3 letters from unit owners seeking permission to renovate their units.

Council approved the applications but stressed that the Alteration Agreement and the Assumption of Liability forms must be completed and submitted to the Strata Manager before proceeding with the renovation.

5.4 GRAFFITI

Council received a letter from an owner requesting Council re-paint the wall under the Burrard Bridge, which was once covered with graffiti. The owner also noted that the Beige colour paint is unsightly.

Council advises that the painting was carried out by the City, and that the Strata has no jurisdiction over the colours used by the City.

5.5 WINDOW COVERING

Council received a letter from an owner advising Council that the objectionable window covering would be removed as soon as they are back in town. The owner also requested leniency from Council in not imposing a fine on the unit.

Council agreed not to levy a fine provided the window covering is removed as soon as possible.

(6) NEW BUSINESS

6.1 HALLWAY PAINTING AND CARPETING

The Strata Manager presented Council with a colour visualization from General Paint for the hallway painting, as well as sample carpet for replacing the hallway carpet and quotations for the hallway decorating project.

After some discussion, Council short listed colour schemes and carpet samples to be presented to residents. Council has also assigned John Waldo to assist in tabulating the feedback from residents as well as coordinating the Hallway decorating project. Council requested the Strata Manager to obtain additional quotes for replacement of ceiling tiles and lightings.

6.2 SIMPSON MAXWELL FEE INCREASE

The Strata Manager presented Council with a letter received from Simpson Maxwell informing that their service fees would be increased to \$440 per semi annual visit.

It was MOVED/SECONDED to accept the increase in Simpson Maxwell's service fees. **CARRIED**

6.3 BC HYDRO

The Strata Manager forwarded a letter from BC Hydro, whose aim is to encourage more energy efficient ways of conserving electricity. Council assigned Alan Ilicic to provide ideas and ways on how to be more "Energy Efficient", which is to be tabled at the next meeting.

~~(7) NEXT MEETING & TERMINATION~~

The next meeting was scheduled for Wednesday, August 22nd, 2007 at 6:30 p.m.

There being no further business, the meeting was terminated at 8:29 p.m.

Please Please keep these minutes with your strata lot records. You will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.

