

STRATA PLAN VR-2035

MINUTES OF STRATA COUNCIL MEETING

DATE: Monday, October 29th, 2007 at 7:00pm
LOCATION: Unit #310 – 735 West 15th Avenue, Vancouver, BC
PRESENT: Jeannie Bates Unit #103 (arrived later)
Ron Stanaitis Unit #109
Trudi Thumm Unit #203
Stephen Merry Unit #310
Charles Hsiao Unit #401
Michael Hibberson Unit #402
REGRETS: Doug Gayton Unit #104
AGENT: Angela Uruski Girard *Monarch Strata Ventures Inc.*

I. CALL TO ORDER

The Council President called the meeting to order at 7:12pm, at which time five (5) Council members were present, meeting the quorum requirement of the Strata Property Act.

II. APPOINTMENT OF COUNCIL POSITIONS

The following Council members to the following positions for the 2007-2008 fiscal year:

Stephen Merry	Unit #310	<i>President</i>
Jeannie Bates	Unit #103	<i>Vice President / Secretary</i>
Trudi Thumm	Unit #203	<i>Treasurer</i>
Ron Stanaitis	Unit #109	<i>Secretary / Member at large</i>
Charles Hsiao	Unit #401	<i>Liaise with Janitor</i>
Doug Gayton	Unit #104	<i>Privacy Officer</i>
Michael Hibberson	Unit #402	<i>Member at Large</i>

III. APPROVAL OF MINUTES OF LAST MEETING

The Minutes of the August 13th, 2007 Council Meeting were reviewed. As there were no errors or omissions, it was **moved (#109)** and **seconded (#402)** to approve the August 13th, 2007 Council Meeting Minutes as circulated.

MOTION CARRIED

IV. TRANSITION FROM CROSBY TO MONARCH

Angela reported that the transition from Crosby has been a relatively smooth one. There have been a few issues with the accounts receivables pertaining to bike and locker room fees. Angela noted that 3 boxes of the Strata's archive files were requiring storage. The Council agreed that these boxes would be stored on site to avoid a monthly off site storage fee. Angela will arrange with Ron to deliver these to the building.

V. FINANCIALS

(1) August 2007 Financials: The Treasurer had reviewed the financial statements prepared by Crosby Management for the months up to August 2007 prior to the change in strata management. As there were no issues with the financials, it was **moved (#203)** and **seconded (#109)** to accept the August financial statements as distributed.

MOTION CARRIED

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V. FINANCIALS – Cont'd ...

- (2) **September 2007 Financials:** Angela reported that the financials for September 2007 will be delivered to the building with the Strata's files.
- (3) **Accounts Receivable Update:** Angela advised that all levy payments have now been paid in full, with only strata fees on five units still outstanding. No liens were required to be registered. Angela was to confirm that a move-in fee was not charged to a particular unit, given the Strata's bylaws stating one free move-in.
- (4) **Review of Bike Storage & Locker Charges:** The Council provided clarification on those owners who should be charged fees for bike and locker usage.

VI. BUSINESS AT HAND

- (1) **Plumbing Restoration Update:** Ron (and later Jeannie) reported that the plumbing work by Curaflo is going well and 1/3rd of the building is nearly completed. There have been a few issues to report on, those being:
 - (i) Drywall holes had to be cut in a few places;
 - (ii) A small leak was found in a unit when the ceiling was opened by Curaflo. The leak was caused by a failed seal in a shower drain located in the unit directly above and was not a piping problem;
 - (iii) Some moisture was found in a localized area as a result of a leaking pipe within a ground floor unit. Ron agreed to contact Bert Hamson (the Strata's handyman) to give a recommendation as to how to repair this issue.

Owners are reminded that if they see any water stains and/or leak issues, to **report them immediately to the Strata Council and/or Monarch** in order that these leaks can be address as soon as possible.

- (2) **Exterior Painting:** The exterior painting is near completion by Certa-Pro Painters. It was noted that the new paint has started to peel in some areas. There was a discussion on placing a type of asphalt grip on the stairways as the new paint is already looking well worn. Doug offered to post a Deficiency List sheet by the elevator for owners to report any painting deficiencies. As an alternative, owners may also put a note regarding any deficiencies for Doug in his mail box (#104).

At this time 1 Council member left the meeting and the quorum was reduced to 4 Council members.

- (3) **Request to Install Laminate Flooring:** Stephen reported that a written request was received from an owner asking for permission to install laminate flooring. After some discussion, Council decided to deny the owner's request for issues relating to sound proofing that would affect the lower unit(s).
- (4) **Request for Additional Pet:** Stephen presented a written request from an owner asking for permission to have two (2) cats in their suite (given that the cats have been together for some time.) After some discussion, it was **moved (#401)** and **seconded (#109)** to allow permission for two cats with the provision that should one cat die, the limit for the unit will return to only one (1) cat.

MOTION CARRIED

