

**MINUTES OF VR 1680 ("GRACE ESTATES") STRATA COUNCIL MEETING HELD ON
MONDAY, AUGUST 29, 2012, 6:30PM AT 640 W26TH AVENUE**

Council in Attendance: Anne MacLellan President
Duncan Etches
Will Preston
Elaine Spilos Vice President
David Sawrey
Bob Nelson

Guest: Owner

Absent with Regret: Roger Cunningham Treasurer

Agent: Cindy Anderson, Strata Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The meeting was called to order by the Council President at 6:40 p.m.

APPROVAL OF AGENDA

It was **MOVED/SECONDED** to approve the Agenda as amended.

MOTION CARRIED

APPROVAL OF PREVIOUS MINUTES

There being no errors noted, it was **MOVED/SECONDED** to adopt the council meeting minutes of June 26, 2012 as circulated.

MOTION CARRIED

ADOPTION OF FINANCIAL STATEMENTS

As the Treasurer was not present, the Council President reviewed the July 31, 2012 Financial Statements. Following discussion, the Council President recommended deferring adoption of the Financial Statements, pending clarification of account charges and recoding. Thereafter, it was **MOVED/SECONDED** to defer adoption of the Financial Statements up to and including July 31, 2012 to the next council meeting.

MOTION CARRIED

The Strata Manager gave a brief summary of accounts receivable. Three Owners are behind in Special Levy payments.

Important!

Owners are reminded that failure to pay strata fees and special levies when due compromises the strata corporation's ability to maintain and repair common property. Please be sure that your payments are up to date.

REPORTS

Insurance Claims

The Council President gave a brief report on the Sewer Backup Claim. A few payments remain outstanding. As such, the release of final documents will be withheld until all payments are received.

The Strata Manager advised that the strata insurance deductible for the loss that occurred at strata lot 10 has been repaid in full.

Depreciation Report

Committee Member, Dave Sawrey reported that the committee has begun the process of investigating qualified individuals to do the depreciation report.

Mid-year Insurance Report

The Strata Manager summarized the report. Strata insurer, CMW reports that increases of 10% to 15% are expected over the next year due to escalating claims costs and raising concern of the risk of earthquake.

BUSINESS ARISING FROM THE PREVIOUS MEETING

Contracts

EPS membrane work has been delayed due to insufficient membrane materials. An error on part of the contractor was made in the ordering process.

Carport/ Garage Leak

Another leak was reported below a garden area, following discussion council agreed to request that the owner refrain from watering gardens for extended periods of time. Following discussion, council agreed that RJC should return to re-evaluate the problem if it escalates.

French Doors

The Council President advised that REP has begun work on the French doors.

Fob Distribution & Payment

Following discussion it was agreed that Owners requiring new fobs should make payment at the time they receive the fob. As such, fobs will not be distributed until payment is received. Owners are reminded that cheques must be addressed to strata VR 1680.

Tree Work, 26th

Vice President, Elaine Spilos gave a brief review on the status of tree removal and pruning on 26th. A request for tree removal permit from the City of Vancouver has been drafted and

the arborist is ready to do the work. Following discussion, it was **MOVED/SECONDED** to spend up to \$2500 for tree work on 26th.

MOTION CARRIED

BYLAW REPORT (hearing in camera)

An Owner requested a hearing for a temporary bylaw exception to bylaw 1.14, to increase the number of occupants living in the unit. Following the hearing, Council thanked the Owner for addressing Council and excused the Owner and Council Members who may be directly impacted by the decision.

Following a lengthy discussion, it was **MOVED/SECONDED** to not grant an exception, as doing so would be unfair to Owners who not only comply with bylaws but expect bylaws to be enforced.

MOTION CARRIED

The Strata Manager was directed to advise the Owner of Council's decision.

CORRESPONDENCE (in camera)

Received:

- 1) Response to Noise Complaint
- 2) Request Bylaw Exception

Sent:

- 1) Arrears
- 2) Chargeback Notice

NEW BUSINESS

Fire Safety Deficiencies

The Council President gave a brief report on the status of fire safety deficiencies correction. An alarm bell and batteries were replaced.

Moss Removal

Council President presented a quote received by Strata to remove moss and debris around the property. The quote was not clear on which buildings would be included and requires clarification. Following discussion about recent moss removal by Kelly Boy, it was agreed that Kelly Boy should be asked if they will do the work when they do the gutters, in lieu of cleaning windows a second time.

ADJOURNMENT & NEXT MEETING

There being no further business to conduct, the meeting adjourned at 9:07 p.m. The next Council Meeting date: October 10, 2012.

REMINDERS TO OWNERS

- a) Owners are reminded that, in consideration of their neighbors, construction work performed on strata lots should be done during business hours only.

- b) Owners are advised to ensure that their own homeowner's insurance policy adequately covers the strata insurance deductible as, in certain circumstances Strata may charge the strata insurance deductible amount back to an Owner.

Betterments and improvements to strata lots are not covered by strata insurance and should also be covered by the strata lot Owner's insurance policy.

- c) Owners are reminded that the second installment of the Paint - **Walkway Special Levy is due September 31st, 2012**. Owners must submit cheques to ColyVan Pacific, Suite 202-5704 Balsam Street, Vancouver, BC V6M 4B9, c/o Receivable, payable to VR 1680. For convenience, a copy of the approved Special Levy is attached to these Minutes.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the Owner's expense.