THE COURTYARDS - STRATA PLAN VR 2215
MINUTES OF THE STRATA COUNCIL MEETING
Tuesday, January 12th, 2010 at 6:30 p.m., Unit #647

COUNCIL PRESENT:	Martin Voslar Vice President Gerald Dyer President Jill Corraini Treasurer Arthur Pawlak Kayak Info. Ian Chong Fobs
Regrets:	Sarah Wall
MANAGEMENT PRESENT:	Christine Turner, Property Manager **PACIFIC QUORUM PROPERTIES INC.**

1. **CALL TO ORDER**
The meeting was called to order at 6:55 p.m.

2. **APPROVAL OF PREVIOUS MINUTES**
It was:
MOVED / SECONDED
To adopt the minutes of the July 21st, 2009 Council Meeting as circulated.
CARRIED

3. **BUSINESS ARISING**

a) **Re Piping Status**
About 20 suites have been completed by now. Strata Council is pleased with the work and cleanliness of the workers. Council noted that they would like the workers to be more easily recognizable and wear a badge. As well the property manager was asked to contact Cambridge to see if they could relocated the mirror by the gate so it is safe to drive out of the parkade.
The re piping work should be completed by the end of January.

b) **Gutter Repair**
The gutters were repaired where needed around the building at a cost of $ 446.25 by Precision Gutters.

c) **Kayak Storage**
After much discussion, Strata Council passed a rule approving a trial run for Kayak storage in the bike room until the next AGM, any kayaks in the bike room will have to be installed at the cost of the requesting party, in a way that doesn't compromise the space needed for the bikes and will need to be approved by council. Arthur will be the contact person to ensure kayak storage meets Strata criteria and approval.

4. FINANCE

a) **Financial Statements**
The Treasurer advised that she has reviewed the financial statements, and found them to be in order and recommended acceptance.

b) It was:
MOVED/SECONDED
To accept the July, August, September, October and November 2009, Financial Statements.
CARRIED

5. NEW BUSINESS

a) Noise Complains
There are still numerous noise complaints. Residents need to recognize that they are living in a wood framed building and that sound travels easily between units.
Residents are reminded that ALL residents must comply with Bylaw 4.9

> A resident or visitor must not make noise in and about any strata lot or the common property, including limited common property, between ten o'clock in the evening (10:00 PM) and seven o'clock in the morning (7:00 AM).
>
> **Use of washers, dryers and dishwashers is prohibited during the hours of 10:00 PM until 7:00 AM**

This means that washers, dryers and dishwashers CANNOT be used from 10 PM until 7 AM. It is the owner's responsibility to remind their tenants of all bylaws as any fines issued are the owner's responsibility.

b) Duct Cleaning Event
Strata Council discussed scheduling duct cleaning for March of this year after all the re piping work has been completed in the building.

c) HRTC Service Agreement
Strata Council approved payment to Pacific Quorum for an amount of $ 175.00 to prepare a statement for each owner showing the amount of fees paid to the Strata that qualify for the HRTC tax credit. Accounting will review all the expenses that qualify for the tax credit and will issue a receipt for each owner individually by the end of March, in time for the tax filings.

d) Hardwood Flooring

Strata discussed guidelines for hardwood floor installation to ensure a better sound insulation and to minimize the noise complaints in future. Wording for a proposed bylaw will be discussed at a future meeting.

e) Fee Structure / Fines

Strata discussed the current fee structure and fines. Please see attached Bylaws related to this. **These fines are applicable to late payment of Special Levies installments as well.**

f) Strata Property Act

An amended Strata Act was approved in October 2009, it has not yet taken full effect, the details of the changes will be provided to Strata Council in a near future.

g) Quote for Sprinklers

The outdoor sprinkler system has not been functional for several years. A previous quote for approximately $ 6,000.00 was discussed; the property manager will contact different companies to acquire updated quotes.

h) Council Member Resignation

Council accepted the written resignation of John Vanderwall from council.

ADJOURNMENT

There being no further business this meeting was adjourned at 8:30 p.m.

THE NEXT MEETING IS SCHEDULED FOR March 16th, 2010 at 6:30 pm Unit 111

ATTENTION
PLEASE KEEP THESE MINUTES ON FILE AS A LEGAL RECORD
OF YOUR STRATA CORPORATION'S BUSINESS

Submitted by:
PACIFIC QUORUM PROPERTIES INC.
#430 – 1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Tel: (604) 685-3828 / Fax: (604) 685-3845
christine@pacificquorum.com

Courtyards – VR 2215

PET REGISTRATION FORM

OWNER'S NAME: _____

UNIT #_____**TELEPHONE #**_____

EMERGENCY CONTACT NAME:_____ **PH #**_____

CAT □ DOG □ NAME: _____ **BREED:**_____

COLOUR: _____**AGE:** _____ **LICENSE # (if applicable)** _____

WEIGHT: _____**MARKINGS:** _____

VET'S NAME (Optional):_____**PH#**_____

PLEASE ATTACH PHOTOGRAPH

I (we) _____ of Unit # ____
hereby certify that we have received, read, understand, and will comply with the Courtyards Pet Bylaws.

Signed_____ Date: _____

Comments: _____

_____

_____

Approval Granted by: _____ _____
Print Signature

_____ _____
Print Signature

THE COURTYARDS - STRATA PLAN VR 2215
MINUTES OF THE ANNUAL GENERAL MEETING
Monday, October 26, 2009 at 7:00 p.m. at Holiday Inn, 711 West Broadway St, Vancouver

COUNCIL PRESENT: Ian Chong
Gerald Dyer
Jill Nadeau
Arthur Pawlak
Caroline Blewett

Regrets: Natasha Harris
Martin Voslar

MANAGEMENT PRESENT: Christine Turner, Property Manager
PACIFIC QUORUM PROPERTIES INC.

1. **CALL TO ORDER**
The meeting was called to order at 7:05 p.m.

2. **NOTICE OF QUORUM**
The Property Manager certified that the 38 eligible strata lots were represented by 24 owners, 16 in person and 8 by proxy; therefore quorum was present and the meeting legal to proceed.

3. **APPROVAL OF PREVIOUS GENERAL MEETING MINUTES**
It was:
MOVED/ SECONDED (Blewett/Nadeau)
To adopt the minutes of the November 18th, 2008 Annual General Meeting as circulated.
CARRIED

4. **INSURANCE OVERVIEW**
At this time the Property Manager provided an overview of the Corporation's insurance coverage, explaining areas covered limits of coverage and deductibles. All owners were provided a copy of the insurance cover in their notice of this meeting.

NOTICE
Also noted was the fact that owners may be responsible for the Strata's insurance deductible in the event of a claim which emanated from within their unit. Owners should investigate coverage for such a charge back with their personal insurer, and, in addition, ensure coverage is in place for any in-suite upgrades.

5. **CONSIDERATION OF 2009/2010 OPERATING BUDGET**
At this time the Jill Nadeau, Treasurer provided an explanation of the proposed 2009/2010 operating budget and noticed the deficit due to the numerous leaks. The $46,946.36 is covered by a prior year surplus of $38,907.72 and a proposed resolution to take the remaining $13,000.00 from the CRF. The budget incorporated an 8% increase to strata fee rates and was retroactive to the Corporation's fiscal year, which commenced September 1, 2009.
After discussion, questions and answers,

It was:
MOVED/SECONDED (Nadeau/Leung)
To approve the budget as presented.
CARRIED

NOTE
With the passing of the budget new fees (as per the attached schedule) are effective retroactive to **September 1, 2009.**
Pre-Authorized withdrawal payments will be adjusted automatically, **on November1st**, and will include the shortfall for September and October.
All other forms of payment should be adjusted to reflect your new amount, as well as the shortfall.

Questions regarding your strata fee payment should be directed to
Accounting Department at Pacific Quorum 604-685-3828
accounting@pacificquorum.com

6. **¾ VOTE RESOLUTION # 1 – (Budget Deficit Funding)**
BE IT RESOLVED THAT the Owners of Strata Plan VR 2215 approve a transfer from the CRF account in the amount of Thirteen Thousand and fifty ($13,050.00) Dollars, for the purpose of eliminating the 2008/2009 deficit.

It was:
MOVED/SECONDED (Nadeau/Pawlak)
to approve the resolution # 1
24 in favor
CARRIED

Cheque to be paid to before Nov. 15/2009.
Send Cheque to Pacific Quarters.

7. **¾ VOTE RESOLUTION # 2 – (Re Piping)**
BE IT RESOLVED THAT the Owners of Strata Plan VR 2215 approve an expenditure in the amount of Two Hundred Ninety- Nine Thousand, Two Hundred and Fifty ($299,250.00) Dollars, ($285,000 + GST) for the purpose of re-piping the building's water pipes. The funds required for this expenditure will be raised by assessing a special levy in the amount of Two Hundred Ninety- Nine Thousand, Two Hundred and Fifty ($299,250.00) Dollars against the strata lot owners in proportion to the unit entitlement of their respective strata lots.
The special assessment amounts shall be due and payable upon the approval of this resolution and, for the purposes of financial convenience only, may be paid in six (6) equal installments from November 1, 2009 to April 1, 2010 pursuant to the attached schedule.

This special assessment shall be considered part of the common expenses of the Strata Corporation, and Section 116 of the Strata Property Act of British Columbia shall be applicable where an owner fails to make the required payment as authorized by the passing of this resolution. The Strata Corporation agrees that interest calculated at 10% per annum and late fines of $ 50.00 per month shall be charged on all special assessment amounts in arrears in excess of thirty (30) days.

It was:
MOVED/SECONDED (Nadeau/Blewett)
To approve Resolution # 2
21 in Favor 3 Opposed
CARRIED

8. **¾ VOTE RESOLUTION # 3 – (New Bylaw)**
Be it resolved:
That the Owners, of Strata VR 2215 approve the addition of Bylaw 45.19 to the registered bylaws of the strata corporation.

Bylaw 45.19:
Strata lot owners are prohibited from having live Christmas trees in their strata lots. Strata lot owners are responsible for advising their tenants and/or guests of this bylaw.

It was:
MOVED/SECONDED (Nadeau/Blewett)
11 in Favor 7 Opposed 6 Abstained
DEFEATED

9. **New Business**

a. **Rentals**
There was an extended discussion about improving the communication between owners, tenants and Strata so the tenants get passed the bylaws and are aware of bylaws and fines. An increase in fines was discussed to discourage repeat bylaw violations by residents. Strata will consider the ideas raised in this discussion at their next meeting.
The Strata wishes to remind landlords that they are required to give all new tenants a copy of the bylaws as well as return a signed Form K to the Property Manager at Pacific Quorum within two weeks of the tenant moving in as per the Strata Bylaws. The Strata also encourages landlords to discuss bylaws with all tenants to reduce bylaw violations and noise complaints from other residents.

b. **Roof**
The state of the roof was discussed and it was explained that the roof was inspected 2 years ago and is said it was in good shape with the membrane intact. The report advised that the roof should last for another 5 to 6 years.

c. **Cat Disturbance**
The Property Manager had previously been made aware of a cat that wanders into the courtyard. After a discussion with the owner of the cat in question, the owner stated that the cat was going to be kept inside between 8:00 PM and 6:00 AM. After discussion at the meeting, the Property Manager was informed that according to the Strata Bylaws all cats are to be kept indoors only. In light of this information, the Property Manager will follow up with the parties again.

6. **ELECTION OF 2009/2010 STRATA COUNCIL**
At this time the floor was opened to volunteers or nominees 8 people were in nomination and after a vote the following are to form the new Strata Council:

Ian Chong - 2265
Gerald Dyer - 111
Jill Nadeau - 647
Martin Voslar - 112
Arthur Pawlak – 637
Sarah Wall - 2257
John Vanderwal – 307

It was:
MOVED/SECONDED (Nadeau/Pawlak)
to close the floor for further nominations.
CARRIED
The above named individuals were noted as elected by acclamation

7. **ADJOURNMENT**
There being no further business this meeting was adjourned at 8:45 p.m.

The next meeting of the Strata Council is
Scheduled for Tuesday, January 12, 2009, 6:30 p.m. at unit 647

ATTENTION:
PLEASE KEEP THESE MINUTES ON FILE AS A LEGAL RECORD
OF YOUR STRATA CORPORATION'S BUSINESS

Please note that Christine's email address has changed to:
christine@pacificquorum.com

Please visit our website:
www.pacificquorum.com

Submitted by:
PACIFIC QUORUM PROPERTIES INC.
430-1200 West 73rd Avenue
Vancouver, BC V6P 6G5
www.pacificquorum.com
Tel: (604) 685-3828 / Fax: (604) 685-3845
Email: christine@pacificquorum.com

The Courtyards
VR 2215
2009 - 2010 Strata Fee Schedule
8.0% Increase in Payments
Effective September 1, 2009

STRATA LOT #	UNIT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	2008 PAYMENT	2009 PAYMENT DUE	% TO OPERATING FUND	% TO CONTINGENCY FUND	2009 TOTAL ANNUAL FEE
						$ 114,400.00	$ 13,000.00	$ 127,400.00
14	101	65	2.01%	197.69	$ 213.38	$ 191.61	$ 21.77	$ 2,560.61
11	102	79	2.44%	240.27	$ 259.34	$ 232.88	$ 26.46	$ 3,112.12
8	103	80	2.47%	243.31	$ 262.63	$ 235.83	$ 26.80	$ 3,151.52
26	104	58	1.79%	176.40	$ 190.40	$ 170.98	$ 19.43	$ 2,284.85
25	105	58	1.79%	176.40	$ 190.40	$ 170.98	$ 19.43	$ 2,284.85
24	106	56	1.73%	170.32	$ 183.84	$ 165.08	$ 18.76	$ 2,206.06
34	204	59	1.82%	179.44	$ 193.69	$ 173.92	$ 19.76	$ 2,324.24
33	205	58	1.79%	176.40	$ 190.40	$ 170.98	$ 19.43	$ 2,284.85
32	206	57	1.76%	173.36	$ 187.12	$ 168.03	$ 19.09	$ 2,245.45
42	304	59	1.82%	179.44	$ 193.69	$ 173.92	$ 19.76	$ 2,324.24
41	305	58	1.79%	176.40	$ 190.40	$ 170.98	$ 19.43	$ 2,284.85
40	306	57	1.76%	173.36	$ 187.12	$ 168.03	$ 19.09	$ 2,245.45
29	107	57	1.76%	173.36	$ 187.12	$ 168.03	$ 19.09	$ 2,245.45
28	108	59	1.82%	179.44	$ 193.69	$ 173.92	$ 19.76	$ 2,324.24
27	109	58	1.79%	176.40	$ 190.40	$ 170.98	$ 19.43	$ 2,284.85
5	110	80	2.47%	243.31	$ 262.63	$ 235.83	$ 26.80	$ 3,151.52
2	111	80	2.47%	243.31	$ 262.63	$ 235.83	$ 26.80	$ 3,151.52
31	112	60	1.86%	182.48	$ 196.97	$ 176.87	$ 20.10	$ 2,363.64
30	113	60	1.86%	182.48	$ 196.97	$ 176.87	$ 20.10	$ 2,363.64
35	207	57	1.76%	173.36	$ 187.12	$ 168.03	$ 19.09	$ 2,245.45
36	208	58	1.79%	176.40	$ 190.40	$ 170.98	$ 19.43	$ 2,284.85
37	209	59	1.82%	179.44	$ 193.69	$ 173.92	$ 19.76	$ 2,324.24
39	212	89	2.75%	270.68	$ 292.17	$ 262.36	$ 29.81	$ 3,506.06
38	213	89	2.75%	270.68	$ 292.17	$ 262.36	$ 29.81	$ 3,506.06
43	307	57	1.76%	173.36	$ 187.12	$ 168.03	$ 19.09	$ 2,245.45
44	308	58	1.79%	176.40	$ 190.40	$ 170.98	$ 19.43	$ 2,284.85
45	309	59	1.82%	179.44	$ 193.69	$ 173.92	$ 19.76	$ 2,324.24
23	2251	86	2.66%	261.56	$ 282.32	$ 253.51	$ 28.81	$ 3,387.88
22	2253	78	2.41%	237.23	$ 256.06	$ 229.93	$ 26.13	$ 3,072.73
21	2255	87	2.69%	264.60	$ 285.61	$ 256.46	$ 29.14	$ 3,427.27
20	2257	87	2.69%	264.60	$ 285.61	$ 256.46	$ 29.14	$ 3,427.27
19	2259	78	2.41%	237.23	$ 256.06	$ 229.93	$ 26.13	$ 3,072.73
18	2261	87	2.69%	264.60	$ 285.61	$ 256.46	$ 29.14	$ 3,427.27
17	2263	107	3.31%	325.43	$ 351.26	$ 315.42	$ 35.84	$ 4,215.15
16	2265	54	1.67%	164.23	$ 177.27	$ 159.18	$ 18.09	$ 2,127.27
15	625	77	2.38%	234.19	$ 252.78	$ 226.98	$ 25.79	$ 3,033.33
13	627	84	2.60%	255.48	$ 275.76	$ 247.62	$ 28.14	$ 3,309.09
12	631	85	2.63%	258.52	$ 279.04	$ 250.57	$ 28.47	$ 3,348.48
10	633	86	2.66%	261.56	$ 282.32	$ 253.51	$ 28.81	$ 3,387.88
9	635	86	2.66%	261.56	$ 282.32	$ 253.51	$ 28.81	$ 3,387.88
7	637	86	2.66%	261.56	$ 282.32	$ 253.51	$ 28.81	$ 3,387.88
6	639	85	2.63%	258.52	$ 279.04	$ 250.57	$ 28.47	$ 3,348.48
4	641	85	2.63%	258.52	$ 279.04	$ 250.57	$ 28.47	$ 3,348.48
3	645	86	2.66%	261.56	$ 282.32	$ 253.51	$ 28.81	$ 3,387.88
1	647	86	2.66%	261.56	$ 282.32	$ 253.51	$ 28.81	$ 3,387.88
		TOTAL		TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
		3234	100.00%	$9,397.88	$ 10,616.67	$ 9,533.33	$ 1,083.33	$ 127,400.00

VR 2215 - The Courtyards					
Special Levy - Repiping					
Due In 6Payments: November 1, 2009 - April 1, 2010					
=	=	=	=	=	=
	$299,250.00	(285000+GST)			
=	=	=	=	=	=
			PERCENT	SIX	
STRATA		UNIT	TOTAL UNIT	MONTHLY	LEVY
LOT	UNIT	ENTITLEMENT	ENTITLE	PAYMENTS	TOTAL
=	=	=	=	=	=
14	101	65	2.01%	$1,002.44	$6,014.61
11	102	79	2.44%	$1,218.34	$7,310.06
8	103	80	2.47%	$1,233.77	$7,402.60
26	104	58	1.79%	$894.48	$5,366.88
25	105	58	1.79%	$894.48	$5,366.88
24	106	56	1.73%	$863.64	$5,181.82
34	204	59	1.82%	$909.90	$5,459.42
33	205	58	1.79%	$894.48	$5,366.88
32	206	57	1.76%	$879.06	$5,274.35
42	304	59	1.82%	$909.90	$5,459.42
41	305	58	1.79%	$894.48	$5,366.88
40	306	57	1.76%	$879.06	$5,274.35
29	107	57	1.76%	$879.06	$5,274.35
28	108	59	1.82%	$909.90	$5,459.42
27	109	58	1.79%	$894.48	$5,366.88
5	110	80	2.47%	$1,233.77	$7,402.60
2	111	80	2.47%	$1,233.77	$7,402.60
31	112	60	1.86%	$925.32	$5,551.95
30	113	60	1.86%	$925.32	$5,551.95
35	207	57	1.76%	$879.06	$5,274.35
36	208	58	1.79%	$894.48	$5,366.88
37	209	59	1.82%	$909.90	$5,459.42
39	212	89	2.75%	$1,372.56	$8,235.39
38	213	89	2.75%	$1,372.56	$8,235.39
43	307	57	1.76%	$879.06	$5,274.35
44	308	58	1.79%	$894.48	$5,366.88
45	309	59	1.82%	$909.90	$5,459.42
23	2251	86	2.66%	$1,326.30	$7,957.79
22	2253	78	2.41%	$1,202.92	$7,217.53
21	2255	87	2.69%	$1,341.72	$8,050.32
20	2257	87	2.69%	$1,341.72	$8,050.32
19	2259	78	2.41%	$1,202.92	$7,217.53
18	2261	87	2.69%	$1,341.72	$8,050.32
17	2263	107	3.31%	$1,650.16	$9,900.97
16	2265	54	1.67%	$832.79	$4,996.75
15	625	77	2.38%	$1,187.50	$7,125.00
13	627	84	2.60%	$1,295.45	$7,772.73
12	631	85	2.63%	$1,310.88	$7,865.26
10	633	86	2.66%	$1,326.30	$7,957.79
9	635	86	2.66%	$1,326.30	$7,957.79
7	637	86	2.66%	$1,326.30	$7,957.79
6	639	85	2.63%	$1,310.88	$7,865.26
4	641	85	2.63%	$1,310.88	$7,865.26
3	645	86	2.66%	$1,326.30	$7,957.79
1	647	86	2.66%	$1,326.30	$7,957.79
			0.00%	$0.00	$0.00
=	=	=	=	=	=
		$3,234.00	100.00%	$49,875.00	$299,250.00

THE COURTYARDS - STRATA PLAN VR 2215
MINUTES OF THE STRATA COUNCIL MEETING
Tuesday, May 26th, 2009 at 6:30 p.m., Unit #111

COUNCIL PRESENT:	Caroline Blewett Gerald Dyer Jill Corraini Arthur Pawlak Martin Voslar Ian Chong
Regrets:	Natasha Harris
MANAGEMENT PRESENT:	Christine Turner, Property Manager **PACIFIC QUORUM PROPERTIES INC.**

1. **CALL TO ORDER**
The meeting was called to order at 6:35 p.m.

2. **APPROVAL OF PREVIOUS MINUTES**
It was:
MOVED / SECONDED
To adopt the minutes of the March 17th, 2009 Council Meeting as circulated.
CARRIED

3. **BUSINESS ARISING**

a) **Move in / out fees, Tenant info**
Pacific Quorum must be in receipt of your Form K within 14 days of your tenant moving in to your suite. Failure to submit this form will result in fines being levied against the Owner's strata account..
For security and emergency purposes it is very important to have this information on file.

The $50.00 move in fee is subject to a $50.00 fine if not paid at the time of the move in.
This will be monitored very closely from now on.

b) **Unit # 105**
That unit had a recurring leak happening and Latham's will try to solve this problem again.

c) **Concrete Pole by the Garage**
Council Members have not yet reached a decision if they want to remove the broken pole that was damaged when a car backed into it and damaged the base. Since it will never be functional again, an estimate will be obtained to determine the repair cost and ICBC will be contacted by the Property Manager to investigate if they will pay the Strata the repair cost instead of carrying out the repairs.

d) **Piping Options**
Once again the discussion centered on the need to get few quotes so we can present Owners with different options and cost ideas at the next AGM

e) **)Insurance / Repair & Maintenance Expenses**
Various water leaks in the past few months have left a deficit in the budget. The option of processing an insurance claim is not a prudent move as every claim is subject to a $5,000.00 deductible and this will ultimately increase the annual premium to the building.

LOCKER INFORMATION

If you are not sure of your locker number please contact Pacific Quorum to verify. An updated list is on file and will alleviate any misunderstandings.

4. FINANCE

a) **Financial Statements**
The Treasurer advised that she has reviewed the financial statements, and found them to be in order and recommended acceptance.
It was:
MOVED/SECONDED
To accept the February, March and April 2009, Financial Statements.
CARRIED

5. NEW BUSINESS

REMINDER

45.14 **A resident must not display or erect fixtures, poles, clotheslines, racks, storage sheds and similar structures permanently or temporarily on limited common property, common property or land that is a common asset. Despite the foregoing, the placing of items on the limited common property balconies or patio areas shall be limited to free standing, self contained planter boxes or containers, summer furniture and accessories.**

41.3 **A resident must not store anything other than what is permitted by the Bylaws or Rules on common property, including limited common property. If items are stored in violation of the Bylaws or Rules, the items will be removed by council with notification.**

Please ensure that no other items are stored on your deck or patio as per the above noted bylaw. At this time, satellite dishes or not permitted.

Your co-operation in this matter is greatly appreciated.

a) **Pet Registry**
Council Members consider it important that all pets within the building are to be registered. This is to ensure that any lost or stray animal found loose in the building can be returned to the rightful owner. Please complete the enclosed pet registry form and return it to Pacific Quorum so that the information is on file.

b) **Meetings**
If you need to discuss a matter with Strata Council please send an email to Christine at Christine@pacificquorum.com with the subject you wish to discuss. Your attendance at the next meeting is welcomed. However, it will only be for the duration of the discussion pertaining to your concern..

6. **ADJOURNMENT**
There being no further business this meeting was adjourned at 8:30 p.m.

THE NEXT STRATA COUNCIL MEETING IS SCHEDULED FOR JULY 21st, 2009 AT 6:30 PM

ATTENTION:
PLEASE KEEP THESE MINUTES ON FILE AS A LEGAL RECORD
OF YOUR STRATA CORPORATION'S BUSINESS

Submitted by:
PACIFIC QUORUM PROPERTIES INC.
#430 – 1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Tel: (604) 685-3828 / Fax: (604) 685-3845
christine@pacificquorum.com

The Courtyards – VR 2215
PET REGISTRATION FORM

OWNER'S NAME: _____

UNIT #_____ **TELEPHONE #**_____

EMERGENCY CONTACT NAME: _____ **PH #:** _____

CAT □ DOG □ NAME: _____ **BREED:**_____

COLOUR: _____**AGE:** _____ **LICENSE # (if applicable)** _____

WEIGHT: _____**MARKINGS:** _____

VET'S NAME (Optional):_____**PH#**_____

PLEASE ATTACH PHOTOGRAPH

I (we) _____ of Unit # ____
hereby certify that we have received, read, understand, and will comply with the Courtyards Pet Bylaws.

Signed_____ Date: _____

Comments: _____

_____

_____

Approval Granted by: _____

_____
Print Signature

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THE COURTYARDS - STRATA PLAN VR 2215
MINUTES OF THE STRATA COUNCIL MEETING
Tuesday, January 13, 2009 at 6:30 p.m., Unit #647

COUNCIL PRESENT:	Caroline Blewett Gerald Dyer Jill Corraini Ian Chong Martin Voslar Arthur Pawlak Natasha Harris
MANAGEMENT PRESENT:	Christine Turner. Property Manager **PACIFIC QUORUM PROPERTIES INC.**

1. **CALL TO ORDER**
The meeting was called to order at 6:40 p.m.

2. **APPROVAL OF PREVIOUS MINUTES**
It was:
MOVED / SECONDED
To adopt the minutes of the September 29th, 2008 Council Meeting as circulated.
CARRIED

3. **BUSINESS ARISING**

a) **Building Leak and Re- Piping**
In the past few months there were numerous leaks in the building mainly on the first floor (# 102 - # 104 - # 105 - # 109 - # 110 - # 111).The Property Manager was asked to get professional advice so Council Members can study their options and prevent more damages.
A committee has been formed of Jill, Natasha, Arthur and Caroline to gather information on re-piping.

b) **Christmas Tree Bylaw**
This item will be presented as a resolution to be voted on by owners at the next AGM.

c) **New Fobs**
Caroline Blewett has volunteered to program the new fobs, bought at a significantly lower price now that an outside company does not have do the programming.

GARAGE – DOOR REMOTE

Remotes/fobs that open the parking garage door at 629 – 643 West 7th Avenue should not be left in anywhere in your vehicle. For everyone's security, the garage door must be closed before you leave the parking area. If your remote is lost or stolen, report it to Pacific Quorum Properties immediately. This may involve changing the code. (On all remotes).

4. FINANCE

a) Financial Statements

The Treasurer advised that she has reviewed the financial statements, found them to be in order and recommended acceptance.
It was:
MOVED/SECONDED
To accept the November 2008 financial statement as circulated.
CARRIED
Council members suggested having a Re-Plumbing Fund integrated to the next year's budget so that money will be available when a permanent solution is found.

5. NEW BUSINESS

a) Contact Information

In case of emergency or Strata related information please contact **Pacific Quorum Properties at 604-685-3828** not council members, they are volunteers and cannot be called to answer questions at any time. Please respect their privacy.

b) Security

During the past weekend the mailbox panel was been forced open. Because of the configuration of the panel, it seems no real solution is available to avoid the same scenario in the future. Owners are reminded to pick up their mail everyday.

c) Recycling and Disposal

All owners/residents are reminded to arrange for the private disposal of all unwanted personal items – old electronic equipment, mattresses, furniture, construction debris etc. cannot be dumped in the garage or recycling bins as neither the garbage disposal contractor nor the City of Vancouver will not remove them. The last time this happened Council Members had to remove the items from the garbage. An owner/resident seen dumping any personal items in the garbage will be fined. When recycling bigger boxes owners/residents are asked to take the time to break them down as the contractors will not pick them up if they are in the blue box.

Most items can be taken to the Vancouver South Transfer Station, 377 W. Kent Avenue, North Vancouver.

Contact numbers for recycling old personal items:
1-800-GOT-JUNK
604-TRASH-IT
CMI Trash & Junk Removal 604-725-6499
Roman Kurowski 604-817-3277
Paint should be disposed of at the Go-Green Bottle Depot at the corner of Ontario and 7th Avenue Vancouver

d) **Snow Removal**
The Property Manager will research for a company to do the snow removal for next year or have someone from the building to take charge of it and make sure the sidewalk is clear before 10 a.m. each morning as per City of Vancouver Bylaws.

e) **Landscaping**
The Property Manager was asked to get few quotes to have a contract in place for spring with a new landscaping company.

f) **Spring Cleaning**
In March there will be cleaning of the garage and the bike room, in preparation of the bike racks installation. All bikes left untagged will be removed and discarded.

Owners/Tenants
All tenants are subject to the same rules as owners.
As an owner you have the responsibility to let your tenants know the Rules and Bylaws of the building (E.g.: No laundry after 10:00pm).
Fines may be issued to an owner if his/her tenant violates the Bylaws or Rules.

6. **ADJOURNMENT**
There being no further business this meeting was adjourned at 8:30 p.m.

THE NEXT STRATA COUNCIL MEETING IS SCHEDULED FOR TUESDAY, MARCH 17TH, 2009 AT 7PM UNIT # 111.

ATTENTION:
PLEASE KEEP THESE MINUTES ON FILE AS A LEGAL RECORD
OF YOUR STRATA CORPORATION'S BUSINESS

Submitted by:
PACIFIC QUORUM PROPERTIES INC.
#430 – 1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Tel: (604) 685-3828 / Fax: (604) 685-3845
christine@pacificquorum.com