

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD THURSDAY, JULY 29th, 2004 IN SUITE #418-711 EAST 6th AVENUE, VANCOUVER, BC

The meeting was called to order at 6:30 pm

Council members present:

Mike Cooke, Chair
Chris Hawley
David Smith
Brenda Wheatley
Camilla Berry
Damaris Sargent

Condex Property Management Ltd.

Edward N. Whitlock, Property Manager

1. Previous Minutes:

It was duly **MOVED AND SECONDED** to approve the minutes of the previous Council meeting held June 15th, 2004 as circulated. **CARRIED**

2. Caretaker's Report:

Resident caretaker, Alfonso, provided Council with a report on recent maintenance activities. Alfonso noted numerous residents are complaining with regards to marijuana smoke emanating from a suite on the 1st floor. The Property manager advised the owner of the suite has been notified of this problem with the tenant and has agreed to take action to have the problem rectified. Following lengthy discussion Council agreed the tenants need to be evicted as numerous complaints have been made to them with no change in their behavior regarding marijuana smoke disturbing surrounding suites. Alfonso advised additional door knobs have been purchased and installed in various areas of the common area hallways. Following discussion and questions Council thanked Alfonso for his report.

3. Financial Statement:

Council member, David Smith, provided a review of the June, 2004 financial statement. Following discussion and questions it was duly **MOVED AND SECONDED** to approve the statement as presented **CARRIED**

The Property Manager advised the accounts of two owners have been handed over to the legal firm of Clark Wilson for collection.

4. Bicycle Room:

Further to discussions at the previous Council meeting, the Property Manager reported that two Cora bicycle racks would not properly fit in the existing bicycle room. Following discussion and consideration Council agreed to retrofit the existing steel bar in the bicycle room, to have steel triangles welded onto the bar for better locking of bicycles in the room. Council also agreed a new light fixture be installed in the bicycle room.

5. Correspondence:

- a) Correspondence was received from a resident on the 2nd floor requesting permission from Council to continue to have numerous Rubbermaid storage containers to be stored on his balcony deck. Following discussion and consideration Council agreed they could not provide approval in this regard as balconies are for patio furniture only and no storage of any kind is permitted.

b) Three letters of complaint were received with regards to large amounts of marijuana smoke emanating from a suite on the 1st floor. As noted earlier in the meeting, the Property manager advised the owner of the suite has been notified of the problem and will take appropriate action with the tenant.

c) Correspondence was received from a suite on the 3rd floor requesting permission to install hardwood floors in their suite. Following discussion and consideration Council approved the request. The owner also requested permission to remove the wall separating the living room and kitchen. Following discussion Council agreed to the request on the condition the wall is non-load-bearing. Should the wall prove to be load-bearing, any alterations affecting the wall must be approved and stamped by an engineer.

6. Other Business:

a) Residents are reminded any articles left in the common area aisleway of the locker room will be disposed of immediately.

b) Council member, Brenda, noted a few suggestions were placed in the suggestion box in the lobby. The first suggestion letter requested whether or not the locker room could be opened earlier and longer than the current hours. Council member, Dave Smith, responded the hours are reasonable and that the locker room is open on weekends. Following discussion and consideration Council agreed the locker room hours remain as they are.

The next suggestion letter requested residents who are feeding birds and other wildlife cease in accordance with Strata Corporation bylaws. All residents are reminded feeding of birds and/or wild animals is strictly prohibited in accordance with Strata Corporation bylaws.

Council Chair, Mike, presented three letters of complaint regarding the tenants occupying a suite on the 4th floor. Complaints dealt with excessive noise and yelling, and friends of the tenants, and the tenants themselves, climbing on the outside of the building to gain access to the suite. It was also noted the ownership of the suite has recently changed. Council agreed the new owners be notified of the actions of the tenants and that any further complaints and/or bylaw violations will result in immediate fining.

c) Brief discussion was held with regards to necessary works to be undertaken on the east wall of the building. The Property manager will obtain quotations for the removal and replacement of the stucco wall along with replacement of the windows on the east side of the building.

d) Discussion was held with regards to an owner and various bylaw violations. Violations include an automobile which is not insured and being stored in the parking lot, excessive storage on the balcony, and the feeding of birds from his balcony. Following discussion it was agreed the Chairman would speak to the owner, who is also a Council member, and ask that these items be addressed immediately.

e) It was noted the landscapers have removed numerous dead hedge shrubs around various ground floor suites. It was noted the shrubs will be replaced in the fall when the cooler weather arrives.

f) Council member, Dave Smith, advised he has forwarded ten letters to various residents requesting storage items be removed from their balconies.

- g) Lengthy discussion was held with regards to recent mail theft in the building. Council Chairman, Mike Cooke, reported he has been in contact with Canada Post, who noted theft of mail from buildings in Vancouver is a common occurrence and is related to "the drug trade". It was noted thieves gain access to the mail by using counterfeit postal keys to open up the banks of mailboxes. Mike advised he has spoken to a representative of Bell Locksmith, who recommend the banks of mailboxes be lowered by six inches and specially designed brackets attached to the mailboxes to prevent theft. The quoted price for this security improvement was \$3,850.00. Following further lengthy discussion it was agreed Mike and Chris would check out a few local buildings which have had the brackets installed and report back to Council as soon as possible.
- h) Council Chairman, Mike, advised letters were issued to two owners who have uninsured vehicles parked in the parking lot. The owners were given until August 1st to have their vehicles removed, after which they would be towed. All owners are advised vehicles parked in the Strata Corporation's parking lot must be insured and roadworthy.
- i) Council agreed the Blockwatch program for the building will be reactivated in the fall. Any resident interested in serving on the Blockwatch committee is to sign up on the bulletin board in the lobby.
- j) Council thanked the caretaker, Alfonso, for his help with the yard sale held on July 25th.

There being no further new business the meeting adjourned at 9:15 pm. The next Council meeting is scheduled to be held on **Wednesday, September 15th, 2004 at 6:30 pm.**

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