

MINUTES OF STRATA COUNCIL MEETING

GREENWICH ON 5TH - LMS 4180

1858/1868 W. 5th Ave & 2150 – 2158 Cypress Street, Vancouver, BC

Tuesday, April 17, 2007 @ 8:00 pm

ATTENDANCE

Gary Thandi	#203E	Joyce Connors	#108E
Sharon Turner	#311W	Eric Douglas	#207E
Katherine Francke	#2158 Cypress	Adam Vasilevich	#310W

Regrets: Reid Hart

Tyler Johnson was present representing AWM-Alliance Real Estate Group Ltd. AWM-Alliance will be minuted as AWM. The meeting was called to order at 8:15 p.m.

ELECTION OF COUNCIL OFFICERS

Tyler Johnson opened nominations, and the following council members were nominated:

Gary Thandi, President	Sharon Turner, Vice President and Privacy Officer
Eric Douglas, Treasurer	Joyce Connors, Secretary

As there were no further nominations, these members were elected by acclamation.

MINUTES OF THE MEETING

It was **MOVED** and **SECONDED** to approve the minutes dated January 29, 2007.

MOTION CARRIED

FINANCIAL REPORT

Monthly statements – The treasurer had a question regarding the statements for the months of January and February 2007. After a brief discussion the treasurer recommended the approval of the January and February 2007 financial statements.

It was **MOVED** and **SECONDED** to approve January and February 2007 financial statements subject to AWM's response to the treasurer's question.

MOTION CARRIED

Accounts receivable – The council reviewed the owners in arrears, and appropriate action will be taken regarding those owners in arrears, including the filing of liens as necessary.

AWM-Alliance conducts collection in accordance with the bylaws each month on all outstanding accounts. Owners, please be advised that your monthly maintenance payments are due and payable on the first of each month. Non-compliance may result in the strata council assessing fines, interest charges applied to outstanding balances, removal of access to common facilities, and/or having a legal lien placed on the unit. **Owners are encouraged to correspond with council if they expect delays/experience financial difficulties.**

*****Owners are advised all payments should be made by either post-dated cheques or pre-authorized payment form (EFT).*****

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Heritage Home Painting** – the City of Vancouver has a grant program available, and the strata submitted an application for this grant. Unfortunately this application was not chosen for one of the grants. The painting will be proceeding this summer, and the council directed AWM to inform the heritage owners that they have until May 15th as their last chance to have any input into the colours of the homes.
2. **Wood Rot Repair 2158** – this repair has been approved, but has not yet been scheduled by the contractor. AWM will follow up.
3. **Garage Entry Remote Reader Boxes** – the council asked AWM to get a copy of the original quote so that the council can decide on the course of action.
4. **Landscape Improvements** – A. Vasilevich made a presentation regarding the landscaping improvements. A few items were clarified:
 - Liming – the liming is part of the regular maintenance and not part of the improvement program. This work will be completed.
 - Irrigation – AWM will arrange with Adam and the irrigation company to commission the sprinkler system (customizing zones) and to provide a quote for the irrigation of the pots at the front of the building.
 - Sand/compost – the new landscaper is recommending adding some compost mixed with sand to the landscaping at a cost of \$500.00. The council considered this and then authorized Adam to proceed with arranging this work.
 - Pavers 1868 – pavers need to be added to the grassy boulevard between the road and the sidewalk to match 1858. AWM will arrange for this work to be completed.
 - Tree Trimming – Adam noted that trimming of the large trees is not included in the landscape contract, and if this were done, there would be an additional charge. The council authorized this work to proceed.

The council thanked Adam for all of his hard work on coordinating the landscaping work at the complex.

5. **Window Cleaning** – the council asked AWM to book the window cleaning in the second half of May with the same company that did the work last year.
6. **Parkade Cleaning** – the council asked AWM to book the parkade cleaning in the second half of May with the same company that did the work last year.
7. **Exterior Pressure washing** – the council asked AWM to book the exterior pressure washing in the last half of May with the same company that did the work last year.
8. **Audit** - the council discussed the audit and decided that an audit would be performed every second year. As one was performed last year, the next audit would be 2008.
9. **Vinyl Siding Damage** – it was noted that the vinyl siding at the building that had been damaged has not yet been repaired. AWM will follow up on this item.
10. **Pet Signage** – it was noted that the new pet signage was installed in the courtyard.

NEW BUSINESS

1. **Satellite Dish Request** – an owner made a request to council to install a satellite dish on their balcony. The dish would be on a tripod. The council informed this owner that they would have to first get approval on how the cable would be installed, noting that the building exterior could not be punctured. The owner will consider this and get back to the council with a plan.
2. **Window Cleaning** – the council asked AWM to book the window cleaning in the second half of May with the same company that did the work last year.
3. **Parkade Cleaning** – the council asked AWM to book the parkade cleaning in the second half of May with the same company that did the work last year.
4. **Washer Overflow** – a washing machine overflowed causing some damage in a suite. The insurance company adjustor attended, and as the owner had installed hardwood flooring, this upgrade was not covered by the strata insurance. The claim was denied by the insurance company. The owner wrote to the strata council, asking for this to be re-visited. The council confirmed that the original construction was carpet with some inexpensive laminate in the entrance/kitchen. The owner will have to run this claim through their own insurance policy. **Owners are reminded**

to have a 'tenants' insurance policy for their contents and any upgrades that have been done to their suites.

5. **Exterior Pressure washing** – the council asked AWM to book the exterior pressure washing in the last half of May with the same company that did the work last year.

IMPORTANT SECURITY PRECAUTIONS

We request that all residents take these necessary precautions:

- Never leave your remote control in your vehicle
- Do not leave anything in your vehicle
- Do not leave any items in your parking stall
- Do not allow strangers into the building (behind you or through entry phone)
- Meet delivery personnel at the front door
- Watch garage gate close after driving in/out of parking garage

Condo Reminders

Rentals: In accordance with the legislation and the bylaws, all owners renting their strata lots are reminded that it is mandatory to have an updated *"Form K", Notice of Tenants Responsibilities*, given to the strata corporation each time a new tenant moves into the strata lot. It is requested at this time that all tenanted strata lots provide an updated "Form K".

AS PER THE BYLAWS, IF AN UPDATED "FORM K" IS NOT FILED WITH AWM A FINE WILL BE ISSUED TO THE STRATA LOT EACH MONTH OF \$50.00.
TO OBTAIN A "FORM K" PLEASE SEE WEB SITE: WWW.FIC.GOV.BC.CA.

Move In/Out: Please note that seven days notice must be provided **in writing** to AWM-Alliance for all move in/out stating the date, time, and duration of the move, along with a contact phone number to confirm the appointment. Non-compliance may result in fines being assessed by the council.

Exterior Alteration: All owners please be advised that any alterations, changes or modifications to the exterior of your suite/building must be presented to and approved in writing by the strata council prior to any work beginning. Non-compliance will result in the owner restoring the exterior to its original condition at their cost.

ADJOURNMENT

There being no further business the meeting was adjourned @ 10:00 p.m.

NEXT MEETING – The next meeting is scheduled for May 28, 2007.

These minutes submitted by Tyler Johnson, Senior Manager
AWM-Alliance Real Estate Group Ltd.

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