

STRATA COUNCIL MEETING MINUTES
STRATA PLAN VR 861
"WATERWOOD COURT"
3437 WEST 4TH AVENUE, VANCOUVER, BC

Tuesday, January 15, 2008
Held in Unit #13, thanks to Lorraine Smith

PRESENT: Sandy Hetherington, *President*
Lorraine Smith, *Treasurer*
Dan Houle

ABSENT: Tracey Biddle

MANAGING AGENT: Maxine Dias, *Strata Agent, Ascent Real Estate Management Corporation*

CALL TO ORDER:

The meeting was called to order at 6:10 p.m.

MINUTES:

It was moved, seconded and carried to approve the minutes from the meeting held on September 26, 2007. **MOTION CARRIED**

BUSINESS ARISING:

1. **Garbage:** Discussion ensued in regards to missed garbage pick-up and refunds. The agent to follow up with Waste Management and attempt to collect credits for the several times the pick up was missed during the strike in the GVRD.
2. **Repairs & Maintenance:**

Unit 5 Patio Leak: Council notes that due to ponding of water on this patio a new membrane and sealant were applied. Further investigation will be conducted when the weather improves.

Exterior Front Outside Lighting: This item has been deferred for future discussion.

FINANCIAL STATEMENTS:

1. **Financial Statements:** The financial statements for the periods ending September, October, November and December, 2007 were approved. The financial statements for the period ending December, 2007 were tabled for the treasurer to review.
2. **Accounts Receivable:** The accounts receivables are in very good shape with only one owner owing strata fees. Council directed the agent to write to the strata lot in arrears. Please ensure strata fees are paid on the first day of each month in order to ensure operations remain efficient.

NEW BUSINESS:

1. **Building Appraisal:** The agent reported that the strata corporation's updated appraisal has been received from Normac. The building's current cost reproduction new is \$3,735,000. Last year's cost reproduction new was \$3,335,000. The updated appraisal has been forwarded to the strata corporation's Insurance provider, CMW, and an endorsement will be completed to reflect the newly appraised value.
2. **Parking Stalls:** Two parking stalls have become available for rentals, if any owner is interested in renting a stall, please contact the strata agent; rental rates are \$25.00 per month per stall.
3. **Safety and Security Issues:** Council wish to remind residents to be aware of any suspicious activity in or around the building; please report by calling 911 immediately. All residents are reminded to be extra vigilant when entering and exiting the parkade. Please wait until the garage door closes completely before proceeding. Owners are reminded that tenants need to be informed of the need to be vigilant of their surroundings.

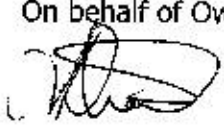
Residents must be responsible for the level of security in order to make the building a safer place to live.

ADJOURNMENT:

They're being no further business the meeting was adjourned at 6:40 p.m.

NEXT MEETING DATE: To Be Announced.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of Owners' Strata Plan VR 861



Maxine Dias
Strata Agent
MD/ra

THE ASCENT STRATA EMERGENCY NUMBER IS 604-293-2459

When you sell your property, you may be requested to produce at least two years of strata council meeting minutes. Therefore, it is recommended to retain all your strata records. Service charges may be applied to obtain additional copies of the strata council meeting minutes from the managing agency.

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