

**KYLE PROPERTIES LTD.**

SUITE 202, 1537 WEST 8th AVENUE, VANCOUVER, B.C. V6J 1T5
 TELEPHONE (604) 732-5263 FACSIMILE (604) 732-8858

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS 3853 – The Avanti

HELD: On Tuesday June 9, 2009 at 7:00 p.m. at #3 3140 West 4th, Vancouver, B.C.

PRESENT: Joe Damiani	<i>Chair</i>	# 3 - 3170 W. 4 th
Eric Pollins	<i>Vice-Chair</i>	# 3 - 3130 W. 4 th
Jennifer Virtue	<i>Garden Committee</i>	# 3 - 3140 W. 4 th
Chris Stuart	<i>Privacy Officer/ Communication Liaison</i>	# 311 3150 W. 4 th
Elizabeth Purkis	<i>Treasurer</i>	# 316 - 3150 W. 4 th
Karen Cochlan		#4 - 3170 W. 4 th
George Pittam		#5 - 3170 W. 4 th

COUNCIL POSITIONS: The following Council Members have been nominated for the Council Positions as listed above. Upon nomination of the Council Positions the new Bylaws passed during the recent AGM have been signed for registration.

AGENT: Monika Siniarska, Kyle Properties Ltd.
 The meeting was called to order at 7:07 p.m.

MINUTES: The minutes of the previous council meeting for March 10, 2009 were discussed and approved.

FINANCIAL: The Financial Statements for the months of February and March 2009 were discussed in detail and approved. The Property Manager has advised the Council that Strata Corporation has \$ Credit with Westrim Plumbing and \$ with Mountain Fire.

WORK IN PROGRESS: 1) *Mastercraft Roofing* has inspected all patio frames and reported that they are in good condition. However the Council has been advised to monitor the frames in future years for potential water ingress as the frames do not have flashing. Additionally the exterior patio cladding of a unit at 3150 has been investigated and found to be in good condition. The Owner has been advised of the status. The Property Manager will proceed with the minor windowsill repair. 2) A quote for annual carpet cleaning has been solicited and the service scheduled for Thursday June 11, 2009. 3) A Council Member has volunteered to repair the damaged Garbage area lock. We ask all Residents to continue locking the garbage area once it is secured again. 4) The Council discussed the needs of the siding power washing and agreed that it has to be factored into a 3-5 year maintenance plan. The siding will be power washed in the upcoming year. 5) The Council discussed gardening needs as a follow up on the discussion held with the Owners during the AGM. The gardening committee is in the process of arranging a meeting with interested parties to discuss the issue with Arborist and Engineer. However Council would like to note that it is reluctant to pay another fee to the Engineering Company in order to have this meeting. The meeting time has been tentatively set for the week of June 22nd, please be on a lookout for memos if you are interested in attending the meeting.

WORK COMPLETED: 1) The courtyard has been power washed as needed. 2) The sprinkler system has been summarized however during the removal of the Katzura Tree some of the lines were severed and as such needed repair. **Owners are advised that the gardens closes to the intersection of Trutch Str. and West 4th Ave. will not be receiving water as the planter is connected to the same irrigation zone and had to be shut down.** 3) The Maintenance of the Roof is fully complete. 4) The annual window cleaning of the inaccessible windows is completed. 4) The parkade power washing is completed.

NOTE: STORING ITEMS IN THE PARKADE OTHER THAN INSURED VEHICLES IS IN CONTRAVENTION OF THE FIRE CODE. PLEASE ENSURE THAT ALL ITEMS ARE REMOVE AND STORAGE VEHICLES INSURANCE IS FAXED TO KYLE PROPERTIES OFFICE.

5) Letters of infractions have been sent to Owners in respect to: Pet infraction and inappropriate use of common property.

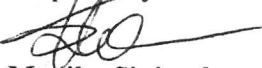
NEW BUSINESS: 1) The main courtyard planter needs to be relined and the Property Manager is to solicit quotes for this work. 2) Annual Dryer Duct Cleaning will take place in the next couple of weeks, please be on a look out for memos. The technicians will need access to your strata lots please make arrangements to be available during this service.

3) Council agreed to reimburse an Owner for corrective paintwork of the ceiling in their strata lot at 3160 West 4th. 4) In an effort to improve communication, the new Communications Liaison will establish a G-mail account for all Owners to use and stay abreast all issues pertaining the building. Please be on a lookout for notices. 5) Council discussed letters from owners in respect to reported damaged patio decks and discussed future maintenance needs. The Property Manager has solicited one quote for repair of the decks and will provide additional quotes on the next scheduled meeting for Council consideration.

There being no further business the meeting was adjourned at 8:15 p.m.

NEXT MEETING: The next Council Meeting is scheduled for August 11, 2009 @ 7:00 pm. at #3 3140 West 4th.

Respectfully submitted,



Monika Siniarska
Property Manager
KYLE PROPERTIES LTD.
Managing Agent
LMS 3853 MIN.