

**MINUTES OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410 - FRASER MEWS**

Held on Thursday, April 27, 2006
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani Cathy Conley Ian McKay Noordin Jesani	President
REGRETS:	Wilfred Janzen George Specht Foster McWilliams	Vice-President Treasurer
PROPERTY MANAGER:	Judi Schuman	Crosby Property Management Ltd.
BUILDING ADMINISTRATOR:	Jean Bennett	

The meeting was called to order at 5:30 pm.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Council Meeting Minutes for March 9, 2006. CARRIED

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements to March 2006. CARRIED

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Roof Replacement/SGM

It was agreed that Foster McWilliams would act as the roofing inspector for the Strata Corporation. At the SGM the Owners will be asked to raise \$ 450,000 to replace all of the roofs. Any funds left from the roof replacement will be used to replace/repair the fencing and do the exterior painting.

Underground Parking Garage

There are leaks in the underground parking garage that will require repairs. Quotations for repairs will be reviewed at the next council meeting.

There being no further business, the meeting was adjourned at 6:30 p.m. The next Meeting will be held at the call of the Chair.



Judi Schuman, Property Manager

CROSBY PROPERTY MANAGEMENT LTD.

General Office: (604) 683-8900 (24 Hours) www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the *Strata Property Act*, will be assessed for replacement copies.

Minutes of the Council Meeting
The Owners Strata Plan N 3410
Held on January 30, 2006

BUSINESS ARISING FROM PREVIOUS MINUTES

Roof Replacement

The Council is continuing to find a way to lower the cost for the roof replacement. Alternate contractors are in the process of providing quotations for review by the Strata Council. The quotations must include the cost to lift the materials and or scaffolding required.

General Maintenance

The general maintenance person, Caslav Avramovic has been working throughout the complex during the past three months. He is concentrating on the interior of the buildings during the winter and will focus on the exterior fencing and exterior repairs as the weather gets warmer and dryer. Caslav has proven to be an asset to the complex. The salary that the Strata Corporation pays Caslav is offset by payment from the rental pool for work done on the interior of the rental units. Caslav's salary and benefits will be reviewed.

Sidewalk Repairs

A quotation from True North Restorations to raise and level the concrete sidewalks in the complex was reviewed. The total quoted cost covering fifteen separate areas for all three buildings was \$6,984.96.

It was moved/seconded to contract with True North Restorations to level the sidewalks throughout the complex provided that the Property Manager renegotiate the contracted price. CARRIED.

Visitor & Trades Parking

The two parking stalls painted yellow in front of the 385 building are trades parking stalls. These parking stalls are restricted from 8:00 a.m. to 8:00 p.m. to vehicles who have a trades parking pass. The other parking stalls on the street are public parking stalls.

The Strata Corporation has the use of 18 visitor parking stalls in the underground on the outside of the overhead gates. These are private stalls that have been leant to the Strata Corporation. All Owners will be issued a Visitor Parking Permit to be used in those parking stalls. The purpose of the Visitor Parking Permit is to limit the parking in the area to Fraser Mews residents and permit the towing of vehicles from other complexes in the area.

There will also be about thirty parking stalls in the underground that will be rented at \$ 25.00 per month.

Locks/Thefts in Underground

There have been a couple of vehicles stolen from the underground and a situation where a number of locks in the underground have been damaged with no sign of anything stolen. The locks are being upgraded throughout the complex. A full discussion on the installation of security cameras in the underground area resulted in the tabling of any installation of a security camera system at this time.

RESIDENTS MUST NOT ALLOW VEHICLES TO FOLLOW THEM INTO THE UNDERGROUND OR OUT OF THE UNDERGROUND.
RESIDENTS MUST NOTE ANY STRANGE ACTIVITY IN THE UNDERGROUND BY REPORTING TO THE POLICE OR THE ADMINISTRATIVE OFFICE.
RESIDENTS MUST NOT LEAVE REMOTES IN THEIR VEHICLES.

Minutes of the Council Meeting
The Owners Strata Plan NV 110
Held on March 9, 2006

BUSINESS ARISING FROM PREVIOUS MINUTES

Roof Replacement

Two roof quotations were reviewed that are acceptable to the Strata Council. Further negotiations are underway with the contractors and the required contingencies will be estimated before sending out the notice of meeting for a special resolution to assess the Owners for funding. The Special General Meeting will be held on Thursday April 27th, 2006.

General Maintenance

Caslav and his wife are moving into building at 340 Ginger Drive on April 1st. The rent for the unit will be subsidised by the Strata Corporation. This will be a taxable benefit to Caslav and comes with added duties.

Visitor Parking

There are parking stalls available in the underground for \$ 25.00 per month. Contact the Building Administrator, Jean Bennett if you wish to rent an extra parking stall.

General Maintenance

General maintenance for the spring/summer period will include tree maintenance, fence replacement, washing of the stucco siding and exterior painting.

CORRESPONDENCE

Correspondence was reviewed from a Resident with four vehicles, concerned about the lack of parking in the complex. Extra parking is available for rent in the underground.

There being no further business, the meeting was adjourned at 8:30 p.m. The next Meeting will be held on Thursday, April 27, 2006.



Judi Schuman
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office: (604) 683-8900 (24 Hours)
www.crosbypm.com

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**MINUTES
OF THE SPECIAL GENERAL MEETING
THE OWNERS STRATA PLAN NW 2410
FRASER MEWS COURT**

Held on Thursday, April 27, 2006
Within the Centennial Community Centre
65 East 6th Avenue, New Westminster, B.C.

The meeting was called to order at 7:00 pm. Crosby Property Management Ltd. was represented by Judi Schuman.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 31 eligible voters in attendance and 85 represented by proxy for a total of 116. The quorum requirements had been achieved, and the meeting proceeded.

PROOF OF NOTICE

It was moved/seconded that the notice dated April 7, 2006 complied with the notice requirements.
CARRIED.

CONSIDERATION OF RESOLUTION "A" 3/4 VOTE

It was moved/seconded to approve Resolution "A" as follows:

Be it resolved that Strata Corporation NW2410 be authorized to expend a sum of money not exceeding \$450,000.00 for the purpose of re-roofing both the roofs and the sloped roofs on all three buildings and for exterior painting and fence replacement. This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

Any special levy outstanding after June 1, 2006 shall be assessed a fine of \$25.00 and a subsequent fine on the first of each month following until paid in full.

The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

**MINUTES OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410 - FRASER MEWS**

Held on Wednesday, October 11, 2006
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani	President
	George Specht	Treasurer
	Cathy Conley	
	Foster McWilliams	
REGRETS:	Wilfred Janzen	Vice-President
	Ian McKay	
	Noordin Jesani	
GUEST:	Jean Bennett	Resident Manager
SENIOR PROPERTY MANAGER:	Fern Barker	Crosby Property Management Ltd.

The meeting was called to order by the Property Manager, Fern Barker at 3:20 pm.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Council Meeting Minutes for April 27, 2006. CARRIED

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements of April, May, June, July and August 2006.
CARRIED

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Opening

The President advised that he was unhappy with the service provided by Crosby Property Management as follows:

- The Developer had not paid \$65,000 of the CRF and felt that Crosby should have ensured the funds were received from the developer at the time of turn over.
(The Property Manager explained that Crosby cannot force the developer to pay the outstanding CRF and that it is the responsibility of the Strata Corporation to pursue the developer)
- All 20 of the Developers strata lots were up for sale and collection of the Special Assessment from the developer, which is still outstanding, was assessed against each of the strata lots. The President advised that he would be meeting with the developer who was a friend of his, and attempt to collect the outstanding amounts. (The Property Manager had advised that this was not proper procedure, the developer is a strata lot owner and should be fined and a lien placed on the applicable strata lots as with any other owner).

Minutes of the Council Meeting
The Owners Strata Plan NW 0
Held on Wednesday, October 11, 2006

Termination

At this point of the meeting, the President turned over a letter of termination to Crosby Property Management, to be effective December 1, 2006. The Property Manager signed that she had received a copy of the letter and suggested that a resolution requiring a 3/4 vote of the owners at an AGM or SGM may be required, as Crosby Property Management's contract generally included this clause.

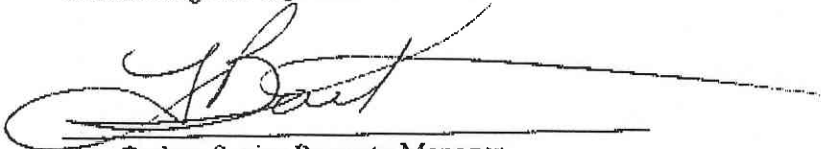
AGM Date

The Property Manager suggested that a date for the AGM should be set, as the Strata year end was September 30th and the AGM is to be held within 60 days of that date. The President advised that the meeting would be held some time in December and that a date would be determined later. However, concern was expressed by the Property Manager that this would be after the 60 days and finding a venue may be difficult in December.

Next Meeting Date

The next Strata Council meeting date was set for November 7th at 7:00 pm.

The meeting was adjourned at 4:35 pm.



Fern Barker, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office: (604) 683-8900 (24 Hours) www.crosbypm.com

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**MINUTES OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410 - FRASER MEWS**

Held on Tuesday, November 7, 2006
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani	President
	George Specht	Treasurer
	Foster McWilliams	
	Wilfred Janzen	Vice-President
	Ian McKay	
	Noordin Jesani	
GUEST:	Jean Bennett	Resident Manager
SENIOR PROPERTY MANAGER:	Fern Barker	Crosby Property Management Ltd.

The meeting was called to order by the Property Manager, Fern Barker at 7:10 pm.

Cathy Conley resigned from Council.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Council Meeting Minutes for October 11, 2006. CARRIED

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements of September 2006. CARRIED

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Insurance

The insurance renewal had been received and the President asked that the company who quoted the previous year be asked to quote again this year.

Roofing

The first building had been completed to the satisfaction of the Council with the full amount paid out. An advance had been given for the materials on the second building. It was agreed to a hold back of 10% on the next two building' final payments.

Budget

A draft budget was reviewed, with changes being made and a budget accepted for presentation to the owners at the AGM scheduled for December 4th.

Minutes of the Council MeetingThe Owners Strata Plan NW 0Held on Wednesday, October 11, 2006

- The President had spoken with Crosby accounting and had asked if the cheques that a friend of his had sent had been received. The cheques had not been recorded on the account at the time of the call. However, the day of the meeting one of the cheques had been returned to him as it was unsigned. (The Property Manager advised that if there were any concerns with the accounting staff, they should not hesitate to contact the Controller, Wendy).
- The President advised that Council was frustrated with the accounting's collection of arrears. Although fines and interest were not to be assessed until September 1st, he felt that aggressive collection had not taken place. (The Property Manager explained that there is a process in place for collection of strata fees, ~~however~~).
- The gardeners were to have been let go in May, however had not been. (The Property Manager asked if there was a contract with the gardeners, of which no one was sure. As well, if the on site Manager had been aware that the gardeners were still on site, she should have followed up). The minutes of the last meeting held were reviewed and there was found to be no mention that the gardeners were to be terminated, only that the cleaner was going to take over the work.

Insurance

The insurance renewal had been received and the President asked that the company who quoted the previous year be asked to quote again this year.

Quotes

A recommendation to increase the laundry was not approved.

A quotation for carpet cleaning was ~~deferred as~~ carpet cleaning will be done in ~~the upcoming year~~ in conjunction of the roof replacements.

Roofing

Select Roofing advised that they would be completing the first roof by the end of the week. They had been issued an advance payment and would be issued final payment upon review and approval by Foster (Council member) at completion of the first building. There had been three roof leaks during the re-roofing, which had been addressed by Kevins Roofing.

The President advised that he had not been happy that the Property Manager had gone on vacation at the time of the roofing project and that Crosby should not have turned the property over to a Property Manager who was taking vacation at the time of the project.

It was noted that the original quotation had not included the lower shingled roofs and that the cost per building was around \$16,000. This had been approved by the President and an addendum prepared by the Property Manager and signed by both the President and Select Roofing (prior to the roof work being started). The Property Manager advised that the project had been delayed by Select Roofing as a result of a request, prior to releasing any funds, that the liability insurance and Workers Compensation coverage be current.

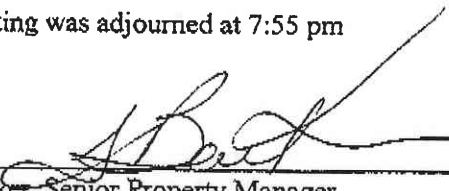
The President advised that the additional costs could be taken from the CRF and would be voted on at the AGM. However, the Property Manager advised that if the CRF was used, a special resolution needed to be prepared and sent with the AGM agenda package. As well, if consideration was being made for another special assessment, the same would apply.

Budget

A draft budget, with budget notes and a list of all contractors, rates and contract dates was presented to Council. The Strata Council decided to defer the review of the budget.

Minutes of the Council Meeting
The Owners Strata Plan NW 2.0
Held on Tuesday, November 7, 2006

The meeting was adjourned at 7:55 pm


Fern Barker, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office: (604) 683-8900 (24 Hours) www.crosbypm.com

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**MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN NW 2410
FRASER MEWS COURT**

Held on Monday, December 4, 2006
Within Centennial Community Centre
65 East 6th Avenue, New Westminster, B.C.

The meeting was called to order at 7:02 pm. by the Council President.

Crosby Property Management Ltd. was represented by Linda Taphorn, General Manager.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 22 eligible voters in attendance and 73 represented by proxy for a total of 95. The quorum requirements had been achieved, and the meeting proceeded.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was moved/seconded that the notice dated November 9, 2006 complied with the notice requirements and that the financial statements had been received. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Special General Meeting held April 27, 2006 as circulated. CARRIED.

PRESIDENT'S REPORT

An owner questioned the start date of the roofing project and it was confirmed that it started in August. Council President explained the issue that arose after the roofing project started.

APPROVAL OF PROPOSED OPERATING BUDGET

It was moved/seconded to approve the proposed operating budget(s) as circulated for the fiscal year October 1, 2006 to September 30, 2007.

Following the discussion the Chairperson called for the vote, the result being ALL IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. CARRIED.

PLEASE SEND (12) TWELVE POST-DATED CHEQUES PAYABLE TO STRATA PLAN NW 2410. ANY CHANGE IN STRATA FEES IS EFFECTIVE FROM OCTOBER 1, 2006.

**Minutes of the Annual General Meeting
The Owners Strata Plan NW 2410
Held on Monday, December 4, 2006**

BE IT RESOLVED by a majority vote of the owners of the Strata Corporation NW2410 Fraser Mews in attendance at this meeting in person or by proxy that the Strata Corporation terminate the property management contract with Crosby Property Management Ltd. effective February 28, 2007.

Discussion

The Council President read a letter sent to Crosby Property Management Ltd. on October 11th in response to a letter sent from Crosby Property Management Ltd. regarding an increase. Following the reading of the letter the Council President stated that he had contacted the Accounts Receivable department regarding outstanding debts to the Strata Corporation. Ian from IGM Management is the recommended property management that the Council is suggesting be awarded the contract.

Owners had concerns that Ian's company is small and that he has been on Council. It is noted that he was on a Council with a proxy and that he is not an owner in the Strata Corporation. An owner asked if there was a cost savings in changing companies. The Council President noted that there would be a slight reduction and that he had worked with Ian in another project. The Property Manager was then asked to excuse herself from the meeting for a few minutes while the discussion continued.

Following the discussion, the Chairperson called for the vote, the result being 95 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED. CARRIED.

GENERAL DISCUSSION

The Council President noted that he has collected approximately \$50,000.00 in the past few weeks in special levy amounts. Owners asked for an explanation as to why liens were not placed on the strata lots that are owing excessive amounts of fees. The Developer made arrangements with Council to make payments on the money that should have been seeded into the CRF each time a strata lot is sold.

The Property Manager explained that the funds they are speaking of is not fees or levy, it is said money that he was required to put into the CRF prior to the Strata Corporation taking over.

Council explained that they have made an arrangement with the owner to contribute \$3,200 from the sale of each strata lot to his debt for the seed money to the CRF.

An owner had concerns with the garbage removal. It was noted that the delay was due to the unusual owners' fear concerning what the contractor was depositing in the garbage room and the owners are held all responsible for the cost of removal.

There being no further business, the meeting was adjourned at 8:20 pm.



Linda Taphorn
General Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office #(604) 683-8900
www.crosbypm.com

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**Minutes of the Annual General Meeting
The Owners Strata Plan NW 2410
Held on Monday, December 4, 2006**

IF THERE IS ANY CHANGE IN STRATA FEES, ANY OWNER ON P.A.P. WILL AUTOMATICALLY HAVE THEIR WITHDRAWAL FOR STRATA FEES ADJUSTED. PLEASE NOTE, THIS MAY BE RETROACTIVE BASED ON THE FISCAL YEAR END.

OWNERS THAT PAY THEIR STRATA FEES THROUGH AUTOMATIC E-BANKING MUST RE-SUBMIT THE NEW STRATA FEE AMOUNT FOR FUTURE MONTHS AS WELL AS ANY RETROACTIVE PAYMENT IF NECESSARY.

If you have any questions regarding your account, please contact Po Cheng in our accounting department at 604-689-6978.

**CONSIDERATION OF RESOLUTION "A" 3/4 VOTE
RE-ROOFING**

It was moved/seconded to approve Resolution "A" as follows:

BE IT RESOLVED by a 3/4 vote of the owners of the Strata Corporation NW2410 Fraser Mews in attendance at this meeting in person or by proxy that the Strata Corporation be authorized to expend a sum of money not exceeding \$54,700.00 (\$16,000.00 X 3 plus applicable taxes) to be funded by the Contingency Reserve Fund, for the purpose of paying for the re-roofing of the lower shingled roofs.

Discussion

The Council President explained the shortfall in the roofing project and asked that the funds be taken from the Contingency Reserve fund as proposed.

Following the discussion, the Chairperson called for the vote, the result being 95 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED. CARRIED.

It was then stated that Item 7 would be discussed last.

REPORT ON INSURANCE COVERAGE

It was moved/seconded that the report on insurance coverage had been received. CARRIED.

**CONSIDERATION OF RESOLUTION "B" 3/4 VOTE
PROPERTY MANAGEMENT CONTRACT**

It was moved/seconded to approve Resolution "B" as follows:

**Minutes of the Annual General Meeting
The Owners Strata Plan NW 2410
Held on Monday, December 4, 2006**

An owner expressed appreciation with the roof replacement. He then noted that the fire lanes are being blocked by vehicles that are parked illegally. It was suggested that owners call the City of New Westminster as the fire lanes are City property.

Owners had concerns with the lack of security in the parkade. Council indicated that they are not aware of any problems. They also noted that they have improved the lighting.

An owner asked if on-line banking would be provided by the new Property Management Company and Council stated that all systems that are offered by Crosby Property Management Ltd. would be in place with the new Property Management Company.

Council President noted that a Council member is a roofer and worked closely with the roofing contractor and he is pleased with the quality of work and the 30 year shingles that were used.

An owner had concerns with the gutters and asked if they would be replaced and was told that this would be a future project. The other two building's roofs will be completed in the Spring.

Concerns were raised regarding leaks into the parkade. An owner questioned the availability of funds to complete the fencing project. Council responded that the funds would have to be taken from the Repair & Maintenance budget.

ELECTION OF COUNCIL

Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council:

George Specht	Strata Lot 83
Wilford Janzen	Strata Lot 21
Shira Samji	Strata Lot 104
Ms. Jessani	Strata Lot 31
Robert McWilliams	Strata Lot 107
Dean Gallani	Strata Lot 96
David Hummel	Strata Lot 55

After further discussion, an owner asked if they would be able to e-mail Council. Council asked that they put their concerns in writing and that they drop their correspondence in the office or contact Ian directly. Jean also takes emergency calls. Council agreed that once the Property Management Company is in place, all contact numbers would be published to owners.

MINUTES OF A MEETING OF THE STRATA COUNCIL,
STRATA PLAN NW 2410 HELD ON
FEBRUARY 20, 2007
IN THE OFFICE, 385 GINGER DRIVE, NEW WESTMINSTER, B.C.

PRESENT

George Specht Treasurer
Dave Hummel
Foster McWilliams
Shaira Samji

Ian MacKay, IJM Properties Ltd.
Jean Bennett, Resident Manager

The meeting was called to order at 7:00 p.m. by the Property Manager, Ian MacKay.

MINUTES

The minutes of the meeting of the Strata Council held on November 7, 2006 were reviewed and IT WAS MOVED by George Specht and seconded by Dave Hummel that the minutes be approved as circulated.

CARRIED

FINANCIAL REPORT

1. Financial Statements: The financial statements for the periods ended December 31, 2006 were reviewed and it was noted that there were three accounts that were significantly over budget and they will be investigated to ensure the costs were accurate.

2. Arrears: The arrears report was reviewed and there were several accounts that were overdue and will be followed up to ensure they are brought current.

After discussion, IT WAS MOVED by Foster McWilliams and seconded by Dave Hummel that they be approved subject to investigation of the items noted.

CARRIED

REPORTS

1. Unapproved Expenditures: There are no unapproved expenditures to report.

2. Litigation: The Strata Council is not aware of any litigation against the strata corporation.

BUSINESS ARISING FROM THE MINUTES

1. Roof Replacement: It was noted that all of the lower sloped roofs on 340 have been completed and the roofer will start on the top sloped roof as weather permits. The roofer will start on the flat roof when the weather improves enough so that they can count on a good stretch long enough to complete the job.

weather improves enough so that they can count on a good stretch long enough to complete the job.

2. Parking: It was noted at the AGM that there were issues with the visitors parking and it will be reviewed to determine what can be done to improve control of the visitors parking.

MINUTES OF A MEETING OF THE STRATA COUNCIL,
STRATA PLAN NW 2410 HELD ON
MARCH 20, 2007
IN THE OFFICE, 385 GINGER DRIVE, NEW WESTMINSTER, B.C.

PRESENT

Dean Gillani President
George Specht Treasurer
Dave Hummel
Foster McWilliams

Regrets: Noordin Jesani
 Shaira Shamji
 Wilfred Janzen

Ian MacKay, IJM Properties Ltd.
Jean Bennett, Resident Manager

The meeting was called to order at 7:15 p.m. by the Dean Gillani, President.

MINUTES

The minutes of the meeting of the Strata Council held on February 20, 2007 were reviewed and IT WAS MOVED by George Specht and seconded by Dave Hummel that the minutes be approved as circulated.

CARRIED

It was noted that minutes of the meetings will be posted in the office for those who wish to read them or obtain a copy.

FINANCIAL REPORT

1. Financial Statements: The financial statements for the periods ended January 31, 2007 were reviewed and it was noted that there were questions on several accounts and the Property Manager review what has been charged to the accounts and how the budget has been allocated.

2. Arrears: The arrears report was reviewed and there were several accounts that were overdue and will be followed up to ensure they are brought current. Interest will be charged on overdue assessments from July 1, 2006 and if the accounts are not brought current, liens will be filed and legal action taken.

After discussion, IT WAS MOVED by George Specht and seconded by Dave Hummel that the financial statements and arrears report be approved subject to investigation of the items noted.

CARRIED

REPORTS

1. Unapproved Expenditures: There are no unapproved expenditures to report.

2. Litigation: The Strata Council is not aware of any litigation against the strata corporation.

BUSINESS ARISING FROM THE MINUTES

1. Roof Replacement: The roofer will start on the flat roof when the weather improves enough so that they can count on a good stretch long enough to complete the job. The Property Manager advised that the roof assessment funds are in a GIC pending their use.

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Minutes of a meeting of the Strata Council
February 20, 2007

OLD BUSINESS

1. Tree Removal: Several trees have been proposed for removal and a request has been received from an owner to remove a tree from their front door area. The removal will be coordinated with the tree committee and the request of the owner was approved.
2. Fences: It was noted that the repair of the fences is high on the list of priorities but that the replacement of the roofs is the first priority and any work on the fences will be deferred until the roofs are finished.

NEW BUSINESS

1. Insurance Appraisal: A letter was received from Suncorp Valuations Ltd. regarding the insurance appraisal for Fraser Mews. The letter offered to extend the appraisal service for the last year of the program at the same price and the Strata Council agreed that the offer should be accepted.
2. Leak Repairs: A letter was received from an owner regarding repairs to her wall from a leak. It was noted that the letter is not clear what the cause of the leak was nor whether it was one leak or two. Further information will be requested from the owner along with a copy of the invoice for repairs.
3. Contracts: Two new contract have been tendered as a result of the change in property management. It was noted that they were for extended terms and it was agreed that the contract would not be renewed for longer than a one year term.
4. In-suite Laundry Request: A request was received from a real estate agent for approval to install in-suite laundry in a suite. It was noted that the buildings provide laundry rooms because the buildings were not designed for in-suite laundry and there could be plumbing and drainage problems if a large number of in-suite laundries were approved. Therefore, it was agreed that the request be denied.
5. Plumbing: It was noted that there are some outstanding plumbing problems and an appointment will be arranged with Progressive Plumbing to review the problems and plan repairs.
6. Drain Lines: It was noted that there were some minor problems with sanitary drain lines and it was suggested that the drain lines may need cleaning. Quotes will be obtained for cleaning the lateral drain lines in the garage.

NEXT MEETING

The next meeting of the Strata Council will be on Tuesday, March 20, 2007 at 7:00 p.m. in the office.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:30 p.m.