

MINUTES OF COUNCIL MEETING
Strata Plan LMS 1978
RIVERSIDE GARDEN

2711 - 2733 East Kent, Vancouver, B.C.
2728 Chandlery Place

HELD: Thursday, February 22nd, 2007
In Unit #16 at 6:15 p.m.

PRESENT:

Sail Wyatt	President/Security
Darren Morris	Treasurer
Julian Scholefield	Building Maintenance
Leo Liu	Vice-President
Aniz Jiwani	Landscaping
Felix Saldanha	
Chris Seltenrich	

AGENT: Edward Jang, Property Manager
Warrington PCI Management

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of January 4th, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

The Treasurer reviewed the financial statement ending December 31, 2006.

MOVED, SECONDED and CARRIED to approve the financial statement ending December 31, 2006.

MOVED, SECONDED and CARRIED to approve the financial statements ending January 31, 2007 subject obtaining copy of requested invoices.

Treasurer also advised a number of owners with maintenance fee arrears and outstanding special levy payments.

Strata council instructed property manager to determine the breakdowns for the postage cost, including the cost mailing of all minutes to the caretaker for distribution.

Property manger will supply a copy each of the recent snow removal and the Crown roofing repair invoices for clarification.

Council reviewed a list of owners arrears with two owners still having not paid their special levy from last year. Property manager was requested to supply a copy of letter that was sent to owners in arrears.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged to any owner account in arrears. Strata council authorized the interest to be charged as per the adopted bylaws.

Strata council also authorize 21 day notices to be sent to three units requesting full payment or a lien will be registered against these units and all cost associated to registration of the lien to be added to these units.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management. (604-602-1887.

BUSINESS ARISING/MAINTENANCE:

Tykon has completed necessary repairs to the parkade ceiling and ceiling in the storage locker room.

The pot hole along the east driveway and the back fence that was recently blown down has been repaired.

NEW BUSINESS:

Strata council reviewed two new landscaping quotes for 2007.

Aniz Jiwani will contact and/or meet with two of the prospective landscaping contractors and clarify their quotes and report to the strata council.

Council reviewed exit access for the parkade gate to improve security

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 and advise the emergency. The on-call property manager will advise any insuite emergencies will be invoiced back to you. Any common property emergency will be paid by the strata corporation.

The on-call property manager will not be requesting for quotes for any after hour emergencies.

CORRESPONDENCE:

Council reviewed an email from a unit reporting possible starlings in the roof. Property manager presented a quote repairing the soffit to restrict starlings. Council also reported another location of soffit repair for the same purpose.

Council reviewed an email from an owner advising water ingress through their bathroom ventilation. Property manger presented an hourly rated quote for investigation. Council will have JLK investigate and report to council.

Council reviewed an email from an owner complaining about excessive noise. Property manager reported sending a letter to the originating unit reminding them that Riverside Garden is a wood frame building and noise transfer easily and to be considerate to neighbors.

Council instructed property manager to send a warning letter to unit #21 to remove their Christmas tree and pumpkin left on their patio.

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manger: ejang@warringtonpci.com

Strata council would like to start a listing of all owners with email address, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:51 p.m. The next meeting is March 27, 2007 at 6:15 p.m.

Respectfully submitted,

Edward Jang, CPRPM
Warrington PCI Management
1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

It has been a standard practice in the real estate industry that owners provide two (2) years of council and general meeting minutes to potential purchasers. Please retain your minutes for two years as there is a fee to owners who require additional copies of minutes.