

MINUTES OF THE STRATA COUNCIL MEETING of VAS 2876 held Wednesday, January 9, 2008 @ 6:00 P.M. within the offices of R. JANG & Associates Ltd., 1010 West Broadway Street, Vancouver, BC.

In attendance:

103 Eleni Galanis Council President
203 Alex Fisher
401 Jonathan Marshall

Raymond Jang R. JANG & Associates Ltd.
Gilbert Alcayde R. JANG & Associates Ltd.

The meeting was called to order at 6:05 PM.

1. Minutes of October 10, 2007 Council Meeting

It was moved, seconded, (Eleni, Alex) and **CARRIED UNANIMOUSLY** to adopt the minutes of the Strata Council meeting held on October 10, 2007 as circulated.

2. Financial Review

Financial statements as at December 31, 2007 were distributed to those present and reviewed briefly. Key figures as of this date include the following:

Bank – Operating Fund	\$ 12,067.50
Bank – CRF	\$ 17,143.41
Accounts Receivable	\$ 764.26

Operating Fund – The current Operating Fund balance is \$2,993.19. The bank balance exceeds this balance as a result of “accounts payable” and “accrued liabilities”.

Accounts receivable – One unit remains with a significant arrears balance. Council deliberated the matter at great length and issues the following:

REMINDER

All owners are reminded that the timely payment of strata fees is important to allow for orderly payment of common expenses. Owners are encourage to pay strata fees by pre-authorized payment. If you are not already enrolled please contact Sheryl at R. Jang & Associates Ltd.

Owners are reminded that the strata corporation’s bylaws which permit the levying of a late payment fine when strata fees are not paid by the first day of each month, in advance.

Prepaid expense –The negative balance in the prepaid expense account is a result of prepaid insurance. While the insurance expense has been credited from this account the policy has not yet been received and therefore the “prepaid expense” has not yet been recorded. However,the insurance policy has been renewed.

3. Old Business

- a) *Bike enclosure* – done.
- b) *Sump pit cleaning* – done
- c) *Annual Fire Inspection* – done. Missed suites 104, 205, 303, 304) to be done on January 10, 2007.
- d) *Sprinkler Winterization* – done.
- e) *Dryer duct cleaning* – done. Two suites (#301 & 104) were not cleaned from the inside. The Strata Manager to write to the owners of these two units.
- f) *Building Improvements* – No input has been received from owners. Council will put together a list to present to the owners at the AGM. Items under consideration include, but are not limited to:
 - lights/fixture,
 - painting,
 - door hardware.

4. Correspondence Received

- a) *Unit #305* – a letter has been received to advise that the dryer vent has not been cleaned from the outside. Council was informed that this has already been completed. Additional equipment was required.

6. New Business

- a) *Unit 303* – A leak was reported from #303 in early December. The leak occurred the day after a snow fall which was then followed by heavy rain. The unit was inspected same day. Nothing was found to suggest that the building envelope had been compromised. In all likelihood, the leak was caused by a blockage of a roof drain as a result of melting snow/slush. No further action is warranted other than repair of any damage to the inside of this strata lot.
- b) *Break-Ins and Building security* – two break-ins have recently been reported; the front door was damaged and the elevator and electrical room locks were broken. A locksmith was sent to check all the doors and to repair any damage. The Strata Manager will investigate if additional security measures are warranted at this time.
- c) *Garbage Disposal & Recycling* – Council was informed of new guidelines for garbage disposal effective January 1, 2008. These guidelines are attached to these minutes and are also available online at www.metrovancouver.org

There being no further business the meeting was declared adjourned at 7:24 p.m. The next Council meeting is scheduled for Wednesday April 2, 2008 at 6:00 PM.

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VAS 2876

REMINDERS

Council Correspondence:

The Strata Council welcomes comments and questions from all owners.

Owners are invited to correspond with Council formally by writing to the Strata Manager. Please remember that all correspondence received by the strata manager's office becomes a public document.

An owner requesting to be heard by Council should allow up to one month for a Council meeting to be convened.

Strata Meeting Minutes:

Please keep these minutes in a safe place. These minutes are official documents which are typically required when you decide to sell your strata unit. Should you require additional copies at that time a fee is charged as allowed for under the Strata Property Act.

After Hours Emergencies:

In the event of an "after hours common area emergency" all owners and residents are reminded to call the strata manager's office @ (604) 738-1010. Please select the "repairs and maintenance menu" and follow the instructions to leave your message which will then be paged to our "on call" staff.

Please turn off any "call block" features you may have on your telephone line to allow our staff to return your page; and please refrain from using your telephone until your page is returned.

Thank you for your co-operation.