

MINUTES - STRATA COUNCIL MEETING OF THE OWNERS OF THE HUB – STRATA PLAN BCS 1106

HELD: February 28th at 7:00 pm in Suite 412 at 205 East 10th Avenue, Vancouver BC

PRESENT: Shawn Smith
Wesley Yung
Jonathan Schwartz
Angie Hubbard
Tara Sheppard

REGRETS: Jessica Chen

AGENT: Ken Armstrong, RE/MAX Property Management Services

CONFIRMATION OF QUORUM: 5/6 - Council members in attendance constitute a quorum.

CALL TO ORDER: The meeting was called to order at 7:09 pm

READING & DISPOSITION OF PREVIOUS MINUTES

It was moved and seconded that the minutes from the previous council meeting held on December 6, 2006 be approved, none opposed, carried.

BUSINESS ARISING

1. Developer Deficiencies: The property manager reported that a claim has now been filed against the warranty company for the defects in the building. The property manager will now be meeting the warranty company adjuster to go over the claim and begin the repairs to the defects.

The warranty company will not be responsible for the roofing warranty that has been voided due to non-payment by the developer or any deficiencies in the building. The property manager will continue to directly deal with the developer on this issue.

2. Hallway Restoration: The proper paint codes for the building have been obtained and the hallway touch ups are complete. Repairs to the hallway will be done every 6 months as part of routine maintenance in the Strata.
3. Security: The property manager will be doing a security audit in the building over the next months. It is the Strata Council intention to assess any weak points the building may have and improve them.
4. 2007-2008 Budget: The property manager reviewed the 2007-2008 budget for the common, commercial and residential sections of the building. The Strata Council has reviewed the budget with the property manager and agreed that it should be presented to owners at the Annual General Meeting. The AGM will be held in April of 2007.

FINANCIAL STATEMENTS

1. Financial Statements: After a brief discussion, it was moved, seconded and carried to approve the financial statements for October, November and December, 2006 and January 2007
2. Accounts Receivable Report: The Strata has three large receivables outstanding from owners. The property manager discussed with the collection methods with the Strata Council. The outstanding accounts will be sent a registered letter with giving the 21 days to pay or a lien will be placed on their unit.

NEW BUISNESS

1. Sprinklers: The Sprinkler will be turned on in the coming months. The property manager investigated the cost of running irrigation to the trees on the south side of the building. IT was decided that the cost of installing a hose bib to water the trees should be investigated in order to save the Strata some money.
2. Window Cleaning: This will be done in the early April of 2007, notices will be posted in the elevator before it will begin.
3. Parkade Cleaning: **All owners must remove any items stored in their parking stalls.** This is being done contrary to the Strata bylaws and the Strata Insurance policy. The Strata Insurance policy states that no items may be stored in parking stall as they may act as an accelerant in the event of a fire. All parkade items should be removed by April 1st, 2007 at which point the parkade with be pressure washed and cleaned.
4. Roof Maintenance: The property manager discussed the with the Strata Council the lack of covering stones on part of the roof. The Strata Council and the property manager discussed the possibility of organizing a work bee to add more stones on the roof. The Property Manager will follow up with getting a quote on the cost of the stones.
5. Mechanical Maintenance: The Council and the property manager discussed the performance of the current mechanical contractor. It was agreed that the property manager should interview other companies.
6. Council member resigning: Dennis Kneebone has moved from the complex and as such has resigned his position on the Strata Council. The Strata Council would like to thank Dennis for all his help over the past two years.

CORRESPONDENCE

None

ADJOURNMENT

There being no further business the meeting was adjourned at 9:10 pm.

All comments, concerns and suggestions for the Strata Council or management can be forwarded to:

**The Owners, Strata Plan BCS 1106
RE/MAX Property Management Services
110 – 6086 Russ Baker Way, Richmond, BC V7B 1B4
Phone: 604-821-2999 Fax: 604-821-1822**

Attention: Ken Armstrong – Property Manager
karmstrong@mypropertymanager.ca

Minutes prepared by: Ken Armstrong

