

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

HELD: April 29th, 2008 at 6:30 pm in Suite 404 at 205 East 10th Avenue, Vancouver BC

PRESENT: Shawn Smith
Peter Small
Jessica Chen
Benjamin Bichel

REGRETS: Wesley Yung
Tara Sheppard

AGENT: Ken Armstrong, RE/MAX Property Management Services

CONFIRMATION OF QUORUM: 4/6 - Council members in attendance constitute a quorum.

CALL TO ORDER: The meeting was called to order at 6:33 pm

READING & DISPOSITION OF PREVIOUS MINUTES

It was moved and seconded that the minutes from the previous council meeting held on February 27, 2008 be approved, none opposed, carried.

BUSINESS ARISING

1. Developer Deficiencies: The Strata completed the remainder of the minor warranty repairs itself and will be reimbursed for the cost of the repairs. The warranty company will be reimbursing the Strata because of the developer's non-completion of the repairs.
2. Security: The Strata added new blocker plates to the maintenance and storage rooms in the complex. The plates prevent someone from prying the doors open for access. The Strata did have a break in at the complex in the parkade and would like to remind owner not to leave any valuables in their vehicles. The best way to prevent thieves is to starve them.

The Strata will also be adding additional lighting in the complex at the rear of the building. At the time of these minutes the Strata has added one motion sensor light at the back of the building. The Strata will be adding three more lights to add to the security of the first floor units and the parkade.

3. Sidewalk Repair: The Strata will be reapplying the aggregate to the sidewalks at the southside of the building. This will not be done until the start of the new fiscal year in June due to financial constraints.

4. Thermostat: The Strata has installed a thermostat on the fourth floor of the hallway for controlling the HVAC unit. This thermostat will allow HVAC unit to regulate the temperature of the building better, which should result in savings for the Strata due to decreased natural gas use.

FINANCIAL STATEMENTS

1. Financial Statements: After a brief discussion, it was moved, seconded and carried to approve the financial statements for February 2008
2. Accounts Receivable Report: All owners are reminded that the Strata Fees are due on the first of each month. Owners who are delinquent in their fees will be fined for non-payment. The Strata has one owner who is substantially delinquent on their strata fees. The property manager asked permission from the Strata Council to place a lien on the unit and refer the matter to a lawyer for collection. The Strata Council agreed and the property manager will proceed with collection

NEW BUISNESS

1. Window Washing: The Strata will be having all the inaccessible windows washed in the complex on May 16th, 2008. The Strata has been consulting with an engineering company to assess whether any existing structure on the roof is able to act as an anchor for a workers chair for washing the windows. The Strata expects an answer within a week regarding this matter. The Strata will be having it windows washed by a pulley and weight system should there be no tie off point at the building.
2. Pest Control: The Strata has instituted a pest control contract for rodents on the outside of the east side of the building. The Strata will be doing this program over the next 5 months. There is no evidence that any rodents are entering the building or the parkade.
3. Janitorial Contract: The Strata will be receiving some new quotes on Janitor Services for the new fiscal year. The Strata Council wishes to see if there are any additional services they could be receiving or if there is a higher level of service available for the current price the Strata is paying.
4. Motor Bikes: Owners of motorbikes parked in the parkade should contact the property manager about the areas bikes are allowed to be parked. Bikes are only allowed to be parked in the parking stall of the owner and not on any area of common property. Additionally, if a bike is parked in an owners stall with a car or truck they must both fit into the owners parking area.
5. 2008/2009 Budget: The Strata Council and the property manager reviewed the proposed budget for the 2008/2009 fiscal year. The budget is similar to the current budget but allows for increases in spending to the common area general repairs and an increased contribution to the common contingency reserve fund for future capital projects at the building. While the Strata does not anticipate any capital projects this is the best time to start building the fund up for future projects.

The Strata Council also discussed the addition of some bylaws in the complex. The Strata Council is proposing two additional bylaws at the building one would ban renting of parking spaces to non-owner/tenants. The second would allow the Strata to have an Annual General Meeting or Special General Meeting 30 minutes after the start of the meeting should the Strata not have quorum (1/3 of Owners) at the meeting.

CORRESPONDENCE

None

ADJOURNMENT

There being no further business the meeting was adjourned at 8:48pm.

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

