

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN VR 1691,
THE SOMERSET, HELD ON TUESDAY, NOVEMBER 7th, 2006, AT 6:00 P.M., IN UNIT
#105 – 1147 NELSON STREET, VANCOUVER, B.C.**

In Attendance:	Paul Friesen	Vice-President	#405
	David Nelson	Treasurer	#204
	Betty Carter	Secretary	#407
	Rob Todrick		#406
	Susan Munroe		#105

Property Manager: Michael Chess The Wynford Group

Regrets: Mike Maslenki President #106

1. CALL TO ORDER

The meeting was called to order by the Council Vice-President, Paul Friesen, at 6:15 p.m.

2. MINUTES OF THE PREVIOUS MEETING

It was **MOVED** (Paul Friesen) and **SECONDED** (Susan Munroe) to approve the Minutes of the August 3rd, 2006 Council meeting, as circulated. **CARRIED UNANIMOUSLY**

3. BUSINESS ARISING FROM MINUTES

A. Pipe Replacement Project

Council advises that the plumbing retrofit project is on schedule, although some difficulties were encountered with the first stack not being as indicated on the as-built drawings. Completion of the project is still expected for the first or second week of December 2006. Council had also requested an investigation of the shower pans, but it was determined by Cambridge that this was not an area that would be disassembled and, therefore, would not be thoroughly investigated.

Council reviewed a written complaint from an Owner regarding a cut wire and a toilet repair that was required as a result of the project and also discussed a few other issues of concern but, overall, everything of concern had been rectified by Cambridge, where applicable.

Council also reviewed and approved the first progress draw from Cambridge Plumbing Systems, in the amount of \$106,474.65.

B. Interior Decorating Project

Council members, having reviewed the design from a second designer, declined the proposal, due to the excessive costs. No other proposals have yet been received, but Council Members have been in contact with two other designers who have viewed the building and their proposal are expected shortly. One designer, in particular, impressed Council. Proposals

The redecorating portion of the project is expected to begin in mid-January. The Property Manager explained the tendering process for the decorating project to Council.

C. Fire Safety Update

There are no current issues with respect to the fire safety. However, it was noted that Cambridge Plumbing Systems had covered smoke detectors as a precaution but apparently left them in that condition overnight, which concerned Council. It was also pointed out that Cambridge staff had broken a pull station, which called a false alarm throughout the building.

D. Landscape Review

Council would like to thank those Owners and Residents who helped with watering the front planters. It was also pointed out that a new hose bib will be installed by Cambridge on the east side of the front entrance walkway for future watering.

E. Security Issues

Council was advised and noted the following issues:

- Intercom pedestal vandalized: Council suggested using hardy plants to replace the stucco wall panels on the pedestal.
- Parkade west exit: Still requires a deadbolt installed on the exit door.
- Back door not latching.

F. Noise complaint and other disturbances

Council was advised that no new reports or complaints have been received recently.

G. Tree Pruning

The Property Manager will attempt to arrange additional tree pruning at the northwest corner of the Nicholson Tower property most likely after the trailers and construction materials have been relocated.

4. NEW BUSINESS

A. Gas Fireplaces

Council discussed possible options to reduce natural gas expenses by asking Owners to turn off pilot lights in the summer time. The Property Manager advised that, in order to make this mandatory, a Bylaw would be required. Council will further consider this item at a future meeting.

B. Parkade Vent Housing

Council was advised of a problem with the vent housing for the parkade exhaust fan. The Property Manager suggested that it may be possible to install a new vent hood to redirect the parkade exhaust to allow for venting away from the affected patio area.

The Property Manager also mentioned a suggestion to install a carbon monoxide sensor in the parkade and will arrange for a quotation prior to the next meeting.

5. FINANCIAL REPORT

A. Operating Statements

The Council Treasurer approved the September 2006 Financial Statements, as prepared by The Wynford Group.

The Treasurer and Property Manager pointed out an issue with respect to a recent Terasen Gas bill, in excess of \$2,200, or approximately four times the average for this time of year. The Property Manager had contacted Terasen and arranged to investigate the problem and arrange a payment scheme to avoid late fines. The more appropriate level has now been rectified.

B. Receivables Report

Council was advised of two Owners who have not paid any amounts towards the plumbing retrofit Special Levy.

It was **MOVED** (Rod Todrick) and **SECONDED** (Paul Friesen) to register liens against Units #206 and #306 for non-payment of the Special Levy. **CARRIED UNANIMOUSLY**

The Property Manager was also asked to contact the Owner of Unit #202, who has been making regular payments with the exception of the last payment.

Council was also advised of one outstanding account for November Strata Fees. Notices will be sent to other Owners in arrears.

6. PROPERTY MANAGER'S REPORT

A. Site Inspection Report

The Property Manager's site inspection report was not included with in the Agenda for this meeting, but will be included in the next Agenda.

B. Correspondence

Council reviewed a concern regarding a Bylaw enforcement issue as first discussed at the last meeting. Council members were advised of the actual suite involved, and requested that the Property Manager contact this suite Owner accordingly.

Council also noted that Christmas lights were on all year at one particular ground floor suite and they require removal to comply with the Bylaws. Council members will further investigate this issue.

Council also requested an electronic copy of the Bylaws be circulated to each member.

Four other items of correspondence were sent to and / or received on behalf of the Strata Corporation.

7. MEETING TERMINATION

There being no further business, the meeting was terminated at 8:15 p.m.

The next meeting is scheduled for **January 9th, 2007**, at 6:00 p.m., in Unit #407.

NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN VR 1691" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF EACH OF YOUR CHEQUES.

Do you have a question regarding payment of your account?

If so, please call 604-261-0285 and ask for Local 335.

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

PLEASE NOTE

HOLIDAY SEASON OFFICE HOURS

The Offices of The Wynford Group will be closed over the holidays as follows:

Wednesday, December 20 th	At 12:00 Noon (Staff Function)
Monday, December 25 th	All Day (Stat Holiday)
Tuesday, December 26 th	All Day (Stat Holiday)
Monday, January 1 st , 2007	All Day (Stat Holiday)

Our "On Call" Property Manager will be available for emergencies.

THE WYNFORD GROUP OFFICE HOURS ARE 9:00 A.M. TO 5:00 P.M., MONDAY TO FRIDAY. FOR AFTER-HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS "1" TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED _____
BY _____
COUNCIL: _____

DATE: _____

(11/9/06)

(MIN-11.07.169)