MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 778, HELD ON WEDNESDAY, JULY 29th, 2009 AT THE ARBUTUS VILLAGE RECREATION CENTRE, VANCOUVER, BC.

Council members present:	Katherine Chan, Chair Linda Fanning Karl Kobbervig Felicia Lau Olivia Lau
Condex Property Management Ltd.	Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 7:30 pm.

1. **Previous Minutes:**
   MOVED AND SECONDED to adopt the minutes of the previous Council meeting held June 1st, 2009 as circulated. **CARRIED**

2. **Financial Statements:**
   Following review it was **MOVED AND SECONDED** to adopt financial statements to June 30th, 2009 as circulated. **CARRIED**

BUSINESS ARISING:

1. **Committee Reports:**

a) *Recreation Centre Report* Karl Kobbervig reported on activities at the Arbutus Village Recreation Centre. The indoor pool will have resurfacing work done and the pool water will be chlorinated by a "salt" system.

Council discussed the rental policy for use of facilities at the AVRC. Council noted an owner must be present the entire time the rental is underway. Discussion was held regarding policy to rent to those who do not reside in the Village. This is not the current policy. Council noted the new Chairman for the AVRC, being John Richardson of VR 222.

b) *Landscaping Report* Council noted recent landscape improvements done at the front of the building. Discussion was held regarding improvements undertaken noting a cost of $3,500.00.

2. **Shopping Centre Redevelopment:**
   Council suggests that if residents are interested in getting involved in the proposed redevelopment of the shopping centre, you should contact the Arbutus Ridge Concerned Citizens Association (ARCCA). Contact Georgina Spilos at 731-7976, or Doreen Braverman at 263-6051.

3. **Balcony Roof Membrane:**
Council discussed a leak that was reported for a fourth floor suite on the deck ceiling, off the kitchen area. The source of the leak is from the roof membrane on the balcony above, at the northeast corner. Council had received several quotations to open the roof area to inspect and repair to address the leak. It was agreed to proceed to open the balcony roof membrane to address the water leak for the unit below. Council also directed that an independent roof consultant inspect the roof membrane once the area is open, and provide a report on the condition of the roof overall. If the recommendation is for roof replacement, Council directed that specifications be prepared for roof replacement and quotations obtained. A Special General Meeting will then be held to take this to owners to discuss balcony roof membrane replacement for this area together with considering costs for overall roof replacement. Policy and direction will be discussed with owners regarding obtaining funds by assessment to proceed with some of these works.

4. **Front Entry Tiles:**
Council had received quotation to replace the front entry tiles with concrete aggregate. Council had also received quotations for replacement of only the last row of tiles, and also quotation for replacement of all tiles with interlocking bricks. Council discussed costs and suggested that the tiles are slippery and pose a safety hazard. Council directed that no action be taken at this time, but rather that this matter be brought before owners for direction at a Special General Meeting which will be scheduled upon roof replacement information being available.

5. **Energy Efficient Lighting:**
Council was advised that this has been done to address replacement of lighting as quoted for energy efficiency. A credit from BC Hydro has been applied for and is awaited.

6. **Painting Building Exterior:**
Council discussed quotation received for repainting of the building noting this is an item which will need to be attended shortly. Council noted there are fence repairs that are needed on the first floor, south side, and suggested that these two items would be further looked at following discussion of roof replacement.

7. **Building Lobby:**
Council noted that someone had donated a small table to the front entrance lobby. Council felt this table did not match and directed it be removed.

There being no further new business the meeting adjourned at 9:00 pm.

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