

**STRATA COUNCIL MEETING MINUTES
STRATA CORPORATION LMS 280
CHATEAU COMOX**

Date: January 11, 2000

Location: Meeting Room - 1272 Comox Street

Present: Kelly Gesner, Chair Suite 404 Steve Rosell, Member Suite 203
Patricia Pracher, Treasurer Suite 403

Property Management Company: Valerie Lindstrom (689-0909)

Regrets Milan Klanjsek, Member Suite 502 Aida Davis, Member Suite 302
Pat Rose, Member Suite 503

The meeting was called to order at 6:10 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of Strata Council meeting of November 09, 1999. It was noted that the minutes incorrectly noted that the Treasurer would be Milan Klanjsek for the new term. The Council Treasurer is Patricia Pracher. After good discussion, it was moved by Steve Rosell and seconded by Patricia Pracher to approve the minutes of the meeting of November 09, 1999 as amended. **Motion carried.**

FINANCIAL STATEMENTS

Council reviewed the financial statements for the repair account and general operating account for the months of October and November 1999. It was moved by Patricia Pracher and seconded by Steve Rosell to approve the financial statement for the months of October and November 1999, as presented. **Motion carried.**

CORRESPONDENCE

Correspondence was received from an owner regarding the property manager's actions regarding a dog barking on the 3rd floor. The property manager responded that she had spoken to the owner regarding the barking early in the morning when he was leaving for work. The owner has advised the property manager that he has taken the dog to work with him for six weeks after the problem was brought to his attention. In addition the owner reported that he has been in town infrequently and that the dog has been with him. Subsequently a second letter of complaint was received. The owner was sent a letter and a fine for the noise infraction. Council agreed that the situation be monitored.

UNFINISHED BUSINESS

- a) Water Penetration Update. The hinges on the stairwell gates have been replaced. Residents are reminded to ensure that the gates properly lock behind them when exiting the building from the stairwells.

The property manager provided quotations for the replacement of the front door of the building. As the funds have been allocated for the front door it was agreed that the proposal from Sunwest Glazing Inc. in the amount of \$3975 plus applicable taxes to supply and install new front doors be accepted.

- b) Landscaping. On the Grow has completed their fall cleanup. Steve Rosell noted that the dead cedar tree between the driveway and the building was not removed. Council agreed to ask On the Grow to remove the tree, but not replace it.
- c) Dryer Vents. The property manager reported that most of the dryer vents have been cleaned. The contractor has had a difficult time cleaning the units due to the way the dryers are installed.

It was also noted that one owner had a problem with their dryer after the cleaning was completed. The property manager called an appliance repair company to repair the dryer and the cost will be deducted from the vent cleaner's invoice.

The balance of the dryer vent cleaning will be scheduled directly with the resident.

The owner of suite 203 also noted that there was a lot of water in their dryer vent. There is also a water stain on the exterior of the building below this dryer vent. The property manager will discuss this with the Engineer.

- d) Power Washing. The first quotation was received from Vancouver Restoration for power washing in the amount of \$3500.
- e) Exercise Room. Council member Patricia Pracher volunteered to view the furniture that an owner had made available to the owners at a discounted rate.
- f) Security/Blockwatch. The Blockwatch meeting was held on January 26th. Everyone in attendance found the meeting informative.
- g) Dog Complaint. See Correspondence
- h) Bylaws. The property manager reported that the amendments to the bylaws regarding dogs and hardwood floors had inadvertently not been registered at Land Title Office. The property manager provided Council with the documentation required by Land Title Office to be signed. Once registered, all residents and non-resident owners will receive a registered copy.
- i) Annual Fire Test Repairs. The property manager reported that there are still three units that require their smoke detectors replaced. The contractor will be provided their telephone numbers to make arrangements directly with the residents.

NEW BUSINESS

- a) Building Rekeying. The Council notes that the building has been re-keyed. It was further agreed that the service room keys be re-keyed alike to reduce the number of keys required for the building.

The property manager notes that the astragal on the back door has been installed. Council notes that the lower doors in the stairwells are still not completed. The property manager will contact Aberdeen Locksmiths to have the astragals installed.

- b) Insurance. The property manager reported that the building's insurance has been renewed effective February 15, 2000. The insurance premium is \$2,415 with a replacement value of the building, exclusive of land, at \$3,280,000.
- c) Railing of Suite 204. The property manager reported that the glass for the balcony railing has been replaced.
- d) Decks. The property manager reported that the decks of the suite of 802 have damage. These decks are over living space, and may result in leakage into the suites below. The property manager provided a quotation for repair of \$1,250 per deck. Council agreed that this work be done, when weather permits.
- e) Oil Leaks. Letters will be sent again to those persons who need to clean their parking stalls. Oil mats will be delivered to the building. The quotation for the power washing of the underground parking has not been received.
- f) Storage in Hallways. The Council notes that residents are storing items in the hallways and stairwells in contravention of the Fire Code. Items found in hallways will be removed.

NEXT MEETING DATE

The next Strata Council meeting will be held on February 22, 2000 at 6 p.m.

ADJOURNMENT

There being no further business it was moved by Steve Rosell that the meeting be adjourned.

Meeting adjourned at 8:19 p.m.