

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

Date: February 23, 2000

Location: Meeting Room - 1272 Comox Street

Present:	Kelly Gesner, Chair	Suite 404	Patricia Pracher, Treasurer	Suite 403
	Milan Klanjsek, Member	Suite 502	Pat Rose, Member	Suite 503
	Steve Rosell, Member	Suite 203		

Property Management Company:	Valerie Lindstrom (689-0909)
	Barker, Ross & Associates Ltd.

Regrets	Aida Davis, Member	Suite 302
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The meeting was called to order at 6:05 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of Strata Council meeting of January 15, 2000. There was one correction to the minutes under Unfinished Business (f) Security/Blockwatch should read:

The Blockwatch meeting will be held on January 26th. Pat Rose reported that the meeting she attended for Blockwatch was very informative.

It was moved by Milan Klanjsek and seconded by Pat Rose to approve the minutes of the meeting of January 15, 2000 as amended. **Motion carried.**

FINANCIAL STATEMENTS

Council reviewed the financial statements for the repair account and general operating account for the month of December 1999. It was moved by Patricia Pracher and seconded by Pat Rose to approve the financial statement for the month of December 1999, as presented. **Motion carried.**

CORRESPONDENCE

Correspondence was received from a resident advising that they have cleaned a small stain in their parking stall. The Council thanks the owner for addressing the request to clean a parking stall so quickly.

Correspondence was received from a resident who had been requested to clean their parking stall, remove storage items, and request that their guest who parks their vehicle in the back lane be made aware that they are leaking motor vehicle fluids on common property. The resident responded that they felt that they were being personally attacked as one other owner had ladders stored in their parking stall in contravention to the bylaws. The property manager has responded to the resident that the ladders have been permitted to be stored in this location as the owner loans them to the Strata Corporation to reach inaccessible areas. The resident was further advised that every resident

who had motor vehicle fluids in their parking stall were advised in writing to remove the stains. In response to the notation in the letter about the truck parked in the lane, the property manager explained to the resident that it was not the issue of parking the truck that was a problem, but that the vehicle was leaking a large amount of fluids on common property that may pose a fire hazard. The resident was asked that his guest refrain from parking on common property until the vehicle is repaired.

UNFINISHED BUSINESS

- a) Water Penetration Update. The door design was discussed with Council. It was agreed that the brushed aluminum frame would do nothing to enhance the building, and that instead the door be made to match the building's front windows. The contractor has recommended brush stainless steel handles on both sides of the door in a mirror image D design. This would tie the door in with the stainless steel entrance. Council agreed to proceed with these changes.

The Council is still waiting for the paperwork from Vancouver Restoration Services to complete the application for the p.s.t. rebate.

- b) Dryer Vents. Ongoing with the Engineer and contractor.
- c) Power Washing. The Council agreed that the powerwashing for the outside of the building be presented to the owners at the next Annual General Meeting.

The property manager provided a quotation to power wash the underground parking at a cost of \$475. It was moved by Pat Rose and seconded by Patricia Pracher to proceed with this work. **Motion carried.**

- d) Exercise Room. Pat Rose and Patricia Pracher volunteered to work on this project together.
- e) Security/Blockwatch. The Blockwatch meeting was held on January 26th. Pat Rose will be talking to all of the residents about participating in Blockwatch. The building has been registered with Blockwatch, and the building map has been filed. The Blockwatch signage will be placed at the front and rear of the building. Council agreed to purchase an engraver so that residents can mark their valuables. More information on the engraver will be posted on the notice board. Council also agreed to have the building's address installed on the back of the building for identification and reporting purposes.
- f) Deck Repairs 802 - Weather dependant.
- g) Oil Mats. The oil mats have been delivered to the building. Once the underground is powerwashed a notice will be posted on the notice board advising residents on how to obtain an oil mat. The cost will be \$15, cheques can be made payable to Strata Plan LMS 280.
- h) Key Storage. The service keys have been changed. Council will proceed on the key storage installation.

NEW BUSINESS

- a) Fire System Repairs. The repairs to the fire system have been completed.
- b) Power Outage. Council notes that during the recent power outage the emergency general functioned properly. Council will look into how much diesel fuel is left in the storage tank as the generator was required to run for an extended period of time.
- c) Bylaw Proposal. It was moved by Patricia Pracher and seconded by Pat Rose to present to the owners a bylaw that no dogs, other than those currently in residence, be permitted within the Strata Corporation. After good discussion, the question was called on the Motion.
Motion defeated.

NEXT MEETING DATE

The next Strata Council meeting will be held on April 12, 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 7:04 p.m.