

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

Date: October 09, 2001

Location: Meeting Room - 1272 Comox Street, Vancouver, B.C.

Present: Rusty Ker, President/Treasurer
Stan Bennett, Member

Len Fleming, Vice-President
Pat Rose, Member

Valerie Lindstrom
Barker, Ross & Associates Ltd.
(604-689-0909)

Regrets: Steve Rosell, Member

The meeting was called to order at 4:35 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of the Strata Council meeting of September 11, 2001. After good discussion, it was moved by Stan Bennett and seconded by Len Fleming to approve the minutes of the September 11, 2001 meeting, as distributed. **Motion carried.**

Council reviewed the minutes of the Strata Council meeting of September 19, 2001. After good discussion, it was moved by Stan Bennett and seconded by Len Fleming to approve the minutes of the September 19, 2001 meeting, as distributed. **Motion carried.**

FINANCIAL STATEMENT

Council reviewed the financial statement for the month of August 2001. It was moved by Stan Bennett and seconded by Len Fleming to approve the financial statement for the month of August 2001, as presented. **Motion carried.**

Council reviewed the one account in arrears of maintenance fees. The property manager has sent statements and letters to the address provided by the off shore owner. All of the correspondence has been returned - party unknown. The property manager has done a title search on the property and will be notifying the financial institution holding the mortgage that the account is in arrears.

CORRESPONDENCE

Correspondence was received from Council member Steve Rosell informing Council that their suite has been sold and that he would be stepping down from Strata Council. Steve wished Council all the best and extended a thank you to Valerie Lindstrom of Barker, Ross & Associates Ltd. for all of their assistance over the years. Council thanks Steve and Chris, who have both served on Council, for the numerous hours that they have donated to the Strata Corporation.

Council discussed the vacancy on Strata Council and it was moved by Stan Bennett and seconded by Len Fleming to ask Patricia Pracher to fill the balance of the term of office. **Motion carried.** Patricia Pracher, attending the meeting as a guest, accepted the position.

It was further moved by Len Fleming and seconded by Stan Bennett that Patricia Pracher be appointed Treasurer for the Strata Corporation for the fiscal year. **Motion carried.** Council agreed that the full financial statements be made available to the Treasurer and the President.

UNFINISHED BUSINESS

- a) Painting contract - Rainscreen Metal Products. Council President reviewed the progress on the painting with Strata Council. There was some time lost obtaining the swing stage. When it was received, about three weeks ago, there were further problems with the motor to power the stage.

The power washing began with the roof and east wall being completed. The west wall is now underway. Rainscreen is 7 to 10 days behind schedule.

Rusty reported that the paint did not match the repaired area. A fee of \$400 was negotiated to repaint the south east side of the building to complete the match. The roof tower and the inside of the parapet are painted in the old colour.

An update on stucco repairs was provided. Rusty reported less repair than anticipated. The north-east corner above suite 801 shows the most damage. It is anticipated that the total area repaired will be between 50 to 60 square feet. The east wall had virtually no repair required. There are a couple of small areas on the roof still to be repaired. The west, north and south wall estimates will be received after the power washing is completed.

- b) Interior Painting and Ceiling Tile. The contractor will be returning to complete the painting once the residents of suite 501 have returned from their vacation. It is hoped that the balance of the door painting can be coordinated for painting at the same time. Council asked to be provided with the original quote from Gus Glazing Development for interior painting. Council discussed the painting and repair of the lobby ceiling inside the front door of the building and the hallway from the lobby to the upper parkade. It was moved by Len Fleming and seconded by Stan Bennett to limit the maximum expended for painting this area to \$150. **Motion carried.**
- c) Drip Trays - Garage Door. The quotation from Rainscreen has not been received. A verbal quote of \$200 was received from Overhead Door. Council agreed to table the installation until the next meeting. President Rusty Ker also noted that Rainscreen has been asked to replace the exterior vent on the west side of the building (suite 204). The new vent will extend past the building envelope several inches. This should eliminate the staining on the east wall.
- d) Garden. Council member Stan Bennett presented a proposal to remove the plant material, except for the two large trees, from the front raised planters. He then recommended that soil be brought in and that turf be laid over top. A quote will be obtained for this work from Patti Gardens!!! A discussion was also held on planting some spring flowers at the same time so that they bloom next year. The property manager cautioned owners that the City of Vancouver approved the landscape plan when the building was first constructed. This plan should be reviewed.

It was further reported that the trees on the south east corner of the building need to be looked at. Stan Bennett will contact Patti regarding this work.

- e) Bylaws Committee. Nothing to report at this time. Council discussed the parking stalls in the

underground parking that show evidence of vehicles leaking fluids. Council member Len Fleming volunteered to head a Parking Committee. The property manager advised that there are parking violation forms on site to report vehicle violations. The forms are two part forms, one stays on site and the second is forwarded to the property manager's office if the violation is not remedied. A letter will then be sent to the individual who will be advised that fines may be levied if the stalls are not cleaned. In addition, if the problem is not rectified, the cleaning of the parking stall will be done and the cost charged back to the owner.

- f) 203 & 204 Mailboxes. The property manager is arranging for repairs.
- g) Outstanding Fees. See Financial Statements
- h) Satellite TV. Stan Bennett has contacted one company. The property manager apologized for not providing the telephone number for the contact at BellExpress Vu. Stan acknowledged that he will need the number as he would like to also contact them to obtain information on the services they provide.

NEW BUSINESS

- a) 502 Water Leak. A water leak in the bathtub area of this suite occurred recently. Fortunately the owner of the suite was still at home and damage was minimized. The diverter valve malfunctioned, and blew across the bathtub. The owner had noted that the handle was difficult to turn. If you are experiencing a similar problem, the valve should be replaced or serviced.

It was discussed that most people are not aware of the location of the shut off valves for the water in the bathtub area. The shut offs are behind the faceplate of the handle and are accessed by removing the faceplate, then with a slot screwdriver turning off the hot and cold brass rods on either side of the diverter.

- b) Hot Water Problem. An airlock in the hot water system developed following the 502 repair. Coast Plumbing replaced the impeller portion of the recirculating system at a cost of \$300 to \$400. At the same time Coast Plumbing checked the air make up unit and activate the furnace section of the make up air for a trial period. Len Fleming will obtain a manual for this unit from Engineered Air.
- c) Halloween. Pat and John Rose proposed the decorating of the front of the building for Halloween. Council agreed that everyone enjoyed the decorations, and thanked John and Pat for taking on this project. Residents will be asked if they wish to donate candy for the "trick & treaters".

NEXT MEETING DATE

The next Strata Council meeting will be held on October 23, 2001 at 4:30 p.m. in the Meeting Room.

ADJOURNMENT

There being no further business it was moved by Stan Bennett that the meeting be adjourned. Meeting adjourned at 5:50 p.m.

