

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

Date: December 06, 2001

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

Present: Rusty Ker, President
Patricia Pracher, Treasurer
Mike Ghafarzadeh

Len Fleming, Vice-President
Stan Bennett, Member
Pat Rose, Member

Property Management Company:

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

The meeting was called to order at 4:30 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of the Strata Council meeting held on November 05, 2001. It was moved by Stan Bennett and seconded by Len Fleming to approve the minutes of November 05, 2001 as distributed. **Motion carried.**

FINANCIAL STATEMENT

Council reviewed the financial statements for the month of October 2001. After good discussion, it was moved by Patricia Pracher and seconded by Len Fleming to approve the financial statements for the month of October 2001. **Motion carried.**

CORRESPONDENCE

Correspondence was reviewed from Aida Davis providing copies of invoices for photocopying of the draft bylaws. It was unanimously agreed that the Strata Corporation reimburse Aida for this expense.

Correspondence was received from an owner regarding bylaw fines that have been attached to his account. Council agreed to set a time for a meeting with the owner to address his concerns. The Council requests copies of all of the correspondence relating to the placement of fines on the owner's account.

UNFINISHED BUSINESS

- a) Painting contract - Rainscreen Metal Products. Council President Rusty Ker reported that the authorization was given to release the final payment for the painting contract. Warranty information and Statutory Declarations from sub-contractors have been received, as requested.
- b) Interior Painting and Ceiling Tile. Council reviewed the invoices from the contractor and agreed to the final payment amount. The property manager reported that the contractor was not interested in the job of replacing ceiling tiles or painting the ceiling of the foyer Council agreed to obtain other quotes for this work.

- c) Garden. Stan Bennett reported that the labour for the front garden is estimated at \$300 to \$350. Plant material will be between \$500 - \$600 This includes ground cover, bulbs, peat moss and manure. Some plants were relocated from the rear of the property. The work could not have been done without the help of three volunteers from the building.

Stan reported that the building should have an outstanding display of colour in the spring from the estimated 400 bulbs.

- d) Outstanding Fees. The outstanding maintenance fees have all been collected.
- e) Satellite TV. Stan Bennett reported that Bell ExpressVu spent three hours at the building in order to prepare a feasibility report. The report has not yet been received.
- f) Building Maintenance (definition of duties). Len Fleming reported that he hopes to be able to present his report at the next meeting.
- g) Corridor Air. The corridor has been heated to 18 degrees on an experimental basis. Len Fleming reported that the gas costs, over the same period last year, is \$200 higher with the hallway heat running. It is expected that residents will have decreased costs for in suite heating due to warmer hallways. It was agreed to continue with the hallways heating which may put gas costs slightly over budget for the year.

Council discussed obtaining a quotation for the installation of weatherstripping on all exterior hallway doors. Council agreed to proceed with this if the quotation was less than \$600. The replacement of the weatherstripping on the front door was also discussed It was agreed that the original installer be asked to replace this weatherstripping.

- h) Window Washing. Completed. The Council was advised that there was an additional charge of \$60 for the removal of paint over spray on windows.
- i) Stainless 1272 Comox Sign. The manufacturer is asking for specifications and fonts for the signage. The Council will be preparing this information. Council member Len Fleming offered his assistance with the signage. A suggestions was also made that a price be obtained for using brushed aluminum instead of stainless steel.

NEW BUSINESS

- a) Gas fireplaces. A discussion was held on the three gas fireplaces in the building, and their gas consumption. It was moved by Stan Bennett and seconded by Len Fleming that meters be installed on the gas fireplaces, if practical. It was moved by Pat Rose and seconded by Patricia Pracher to amend the motion to add "with costs to be approved by the Strata Council at the next meeting". The question was called on the Amendment. **Amendment carried.** The question was called on the Motion, as amended. **Motion carried, as amended.**

Council member Len Fleming has volunteered to look into the meter installation, and related costs.

- b) Unlicensed Vehicle. Council notes that there is an unlicensed vehicle in the underground parking area. Owners are reminded that all vehicles must have a minimum of storage insurance, as per the bylaws.

- c) Movie. Council President Rusty Ker advised that recently a movie was filmed in the lobby of the building. The movie was a venture done by students who paid a venue fee of \$300 to the Strata. The Strata was covered by liability insurance during the filming. Council was polled to obtain approval for this venture. The \$300 has been placed in the general revenues of the Strata Corporation.

NEXT MEETING DATE

The next Strata Council meeting will be held on January 15, 2002 at 5:00 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 6:13 p.m.

