

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

Date: January 15, 2002
Location: Meeting Room - 1272 Comox Street, Vancouver, B.C.

Present:	Rusty Ker, President	Len Fleming, Vice-President
	Patricia Pracher, Treasurer	Stan Bennett, Member
	Mike Ghafarzadeh	Pat Rose, Member
	Property Management Company:	Valerie Lindstrom
		Barker, Ross & Associates Ltd.
		(604-689-0909)

The meeting was called to order at 5:01 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of the Strata Council meeting held on December 06, 2001. It was moved by Pat Rose and seconded by Len Fleming to approve the minutes of December 06, 2001 as distributed. **Motion carried.**

FINANCIAL STATEMENT

Council reviewed the financial statements for the months of November and December 2001. After good discussion, it was moved by Stan Bennett and seconded by Patricia Pracher to approve the financial statements for the months of November and December 2001. **Motion carried.**

Council Treasurer Patricia Pracher presented a summary of the cash flow for the operating budget for the current fiscal year. Council thanked Patricia for providing this information.

CORRESPONDENCE

Correspondence was received from International Building Supply regarding their invoice for cleaning the exterior inaccessible windows and balcony railings. The property manager reported that on the day that the work was performed the owner of the company contacted their office advising that there was paint spray on the glass. It was agreed that the additional work would cost \$60. The property manager confirmed this extra cost with the Strata Council President. When the invoice was received there was an up charge of \$160 on the bill for the cleaning of the glass. The invoice has been paid, including a \$60 additional charge. The contractor was asked to submit, in writing, an explanation of the additional \$100 charge. The letter states that initially it was thought that the paint was not as much of a problem as they found when completing the work. The invoice for \$160 only covers the contractors hard costs. Council discussed billing back the painting contractor for this charge. President Rusty Ker noted that this problem was not reported on deficiency reports and that all funds have been paid to Rainscreen for the painting. After good discussion, it was moved by Stan Bennett and seconded by Pat Rose to advise Rainscreen of the problem and request that they install the new signage for the building numbers, at the front of the building, at no cost to compensate the Strata for this cost. **Motion carried.**

Council discussed the request by an owner for a meeting to discuss their account at the last Council meeting. The owner has since settled the problem and agreed that no further discussion is necessary. The matter is completed.

Council President Rusty Ker advised Council that all residents of the building have received copies of the new Bylaws and Rules & Regulations.

UNFINISHED BUSINESS

- a) Painting contract - Rainscreen Metal Products. Council discussed the fact that the west turret still appears to be a different colour than the rest of the building. The contractor requested that the owners wait until Spring to address the colour differential.
- b) Interior Painting and Ceiling Tile. The ceiling at the front door has not been addressed. The replacement of ceiling tiles will be looked at by Council. [During an inspection after the meeting in the Exercise Room it was agreed to use the ceiling tiles in this area as replacement tiles for the common area hallways. The ceiling of the Exercise Room will be addressed when the room's usage is determined.]
- c) Garden. Nothing to report on the front gardens. The removal of the bamboo at the rear of the building was discussed. Council was advised that the gardener is interested in taking the bamboo, in the rear garden of suite 203, to another job site. The owner of suite 203 wishes to have cedar shrubs installed, at his cost, in this area. Council was in agreement, in principle, with both issues. Council member Stan Bennett will negotiate with Patti Gardens!!! for a purchase price of the bamboo.
- d) Satellite TV. Stan Bennett reported that Bell ExpressVu is undergoing corporate restructuring. It is felt that this has caused the delay in receiving the information necessary to make a decision on this project.
- e) Building Maintenance (definition of duties). Treasure Patricia Pracher provided Council members with a list of jobs required in the building, as well as the frequency required. This information was distributed to all Council members. Council will review the information in the report and provide any changes to Patricia prior to the next meeting. The caretaker will also be asked to provide input in this project.
- f) Corridor Air. The test period for having the corridors heated is continuing. There is some concern about the system requiring balancing. The Strata President will contact Engineered Air to have the system evaluated.
- g) Window Washing. See Correspondence.
- h) Stainless 1272 Comox Sign. Len Fleming presented Council with the new signage. Council notes that the work was done under budget, thanks to Len.
- i) Gas Fireplace Metering. Len Fleming reported that there is an electronic device that can be installed in the fire box of each fireplace. This records the number of hours that the fireplace is in use. This time period can be then converted using the cost of natural gas and consumption into a dollar cost. Each of the three units will require access to have the meters

read. Each meter is approximately \$75. Meyers Controls will be contacted to obtain a cost including installation.

j) Corridor Door Weatherstripping. Rusty Ker reported that he has purchased some weatherstripping and will commence installation shortly. Council extended their thanks for taking on this project. The property manager reported that the weather stripping for the front door is on back order from Toronto. It should be installed shortly.

NEW BUSINESS

a) Lobby. Council agreed that a Committee be struck to review upgrades to the lobby. Rusty Ker, Mike Ghafarzadeh, and Stan Bennett will serve on this Committee. Suggestions from owners will be welcomed.

b) Roof Deck. Discussion was held on the roof deck and privacy for the top floor units. It was felt that there was a potential for improvement by moving the railing to allow for north west access to the roof and trellises to provide privacy screening for the skylight over 802. It was agreed that costs be looked into for adding new tiles and railings to extend the size of the deck. Other issues must also be looked at such as how the railing is affixed to the roof to ensure that the integrity of the roof membrane is maintained. Once this study has been completed it can be taken to the owners for their review.

c) Windows and 701 Window Leakage. Council has received responses from a number of units regarding the failed window seal questionnaire that has been distributed. It was agreed that a spreadsheet be done based on these responses estimating costs with the \$200 deductible in place. If you are experiencing a problem with failed seals, please submit your completed questionnaire. (fax - 604-689-0910)

The Council further discussed the leak in the window of suite 702. An initial investigation has found that the water is above and under the window. It is thought that there may be water ingress at the flag staff on the front of the building. Rainscreen has proposed an investigation of the problem at a cost, not to exceed \$450. It was unanimously agreed to proceed with the investigation.

d) Bicycle Room. Owner Bruce McDonald has volunteered to re-organize the bicycle room. Residents are requested to tag their bicycles prior to the end of February. Those bicycles that are not identified may be removed.

e) Bylaw Violations. A recent inspection has been done in the parking area. A number of residents are storing items in the parking stalls, in contravention of the bylaws. Residents are asked to clean their parking stalls immediately of all storage. Boxes containing commercial goods were observed in two parking stalls. Concern was expressed that a business venture, in contravention of the bylaws of the Strata Corporation and the City of Vancouver is being conducted within the Strata Corporation. It was moved by Stan Bennett and seconded by Len Fleming that a letter be sent to the owner of the suite as well as the tenant who is in contravention, stating that the violation must cease within fourteen days of receipt of notification, in writing. Fines will be imposed immediately if the situation is not rectified within the time period allotted. **Motion carried unanimously.**

- f) Noise Complaints. Noise complaints have been received recently. Residents are requested to be considerate of their neighbours and keep stereos and television sound levels at reasonable levels.
- g) Listing Advertising. Council notes that it has been brought to their attention that a listing agent has advertised the suite that they are marketing as allowing rentals. The property manager will contact the listing agent and ensure that they are aware that no suite can be purchased with the intention of renting, as per the bylaws of the Strata.
- h) Owners Lists. Council requests updated owners lists. The property manager will prepare this information.
- i) Mechanical Plans. President Rusty Ker advised that he has obtained the mechanical drawings for the building. Any owner needing information on the mechanical systems for their unit can obtain this information by contacting Rusty.

NEXT MEETING DATE

The next Strata Council meeting will be held on February 26, 2002 at 5:00 p.m. in the Meeting Room.

ADJOURNMENT

There being no further business it was moved by Pat Rose that the meeting be adjourned. Meeting adjourned at 6:55 p.m.