

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

Date: July 4, 2002
Location: Meeting Room - 1272 Comox Street, Vancouver, B.C.

Present: Rusty Ker, President
Patricia Pracher, Treasurer
Mike Ghafarzadeh, Member
Stan Bennett, Member
Pat Rose, Member

Visitor: John Rose, Unit #503

The meeting was called to order at 6:32 p.m. by Rusty Ker, President.

CONDOLENCES

The Strata Council, on behalf of all owners and tenants of 1272 Comox Street, are herewith extending our sincere condolences to Sandy St. Amand on the passing of her partner, Len Fleming. Mr. Fleming acted as Vice-President of the Strata Council for almost one year and made great contributions to the well being of the building. He will be missed by all.

ADOPTION OF JUNE 10/13, 2002 MINUTES

Several changes were required to the above-noted minutes as follows:

Page 1, June 10 attendees:

"Kevin Guidera, Barrister & Solicitor" was not present at this meeting; the individual was Mr. Bruno, co-tenant of Unit #602.

Page 2, paragraph 3:

"Mr. Sterling then proceeded to read a letter provided to him by Pat Rose. The letter was written by Ms. Valerie Lindstrom of Barker, Ross & Associates dated June 10, 2002. The letter is appended hereto."

The letter referred to in this paragraph is available at the management offices of Barker Ross & Associates. Letters are routinely not appended to minutes in order to reduce the volume of paperwork and cost of reproducing multiple copies.

MOTION:

The Minutes of June 10/13, 2002 be approved as amended.

**Motion brought by Stan Bennett
Seconded by Mike Ghafarzadeh
Carried unanimously**

CANCELLATION OF MANAGEMENT AGREEMENT

Due to the recent difficulties encountered recently with respect to the timely turn-around of minutes and the undue delays in being able to communicate with Barker Ross, it was taken into consideration to terminate the management services of Barker Ross & Associates.

The Agreement dated October 12, 1993 between the owners of Strata Plan LMS 280 & Barker, Ross & Associates, Ltd. provides for 30 days' written notice to be provided by registered mail.

MOTION:

The services of Barker, Ross & Associates, Ltd. be terminated.

Motion brought by Stan Bennett
Seconded by Mike Ghafarzadeh
Carried, four in favour; one against.

It should be noted at this time that Barker, Ross & Associates, through Valerie Lindstrom and previously Frank Zomar, have provided many years of reliable service to the Strata. We wish Barker, Ross and its representatives much success in their future endeavours.

APPOINTMENT OF NEW PROPERTY MANAGEMENT

Stan Bennett did some extensive research on property management companies in Vancouver. Mr. Bennett looked at five different companies. Two of those looked did not qualify as they were not licensed. Vancouver Property Management is a large organization that does not wish to deal with small properties. One company (Kyle Properties) did not respond to several attempts of contact likely due to the fact that they also do not wish to deal with smaller properties. The final company is Assertive Property Management. Mr. Bennett spoke to the individual in charge, Pat Graham. A reference was provided to Mr. Bennett. Mr. Bennett checked the reference and also ensured that this management company was duly licensed. Mr. Bennett was quite satisfied with the information he gathered about Assertive Property Management.

MOTION:

Assertive Property Management's services be engaged forthwith on the condition that one more reference be contacted with regards to Assertive's quality of service.

Motion brought by Patricia Pracher
Seconded by Mike Ghafarzadeh
Carried, four in favour; one against.

Subsequent information

As at the date of preparation of these Minutes, the second reference check into the services of Assertive Property Management has been completed. The reference was very favourable as a detailed description of Assertive's services was provided and numerous examples of Assertive's attention to detail and dedication to maintaining and improving a property. Mr. Ker was advised to proceed with providing the required notice to Barker, Ross and engaging the services of Assertive Property Management. Assertive is to commence services as soon as possible to ensure that no lapse in services occurs and to enable them to "get up to speed" before the quickly approaching Annual General Meeting.

APPOINTMENT OF REPLACEMENT COUNCIL MEMBER

Due to the untimely passing of Mr. Fleming, member and Vice-President of Strata Council, Ms. Aida Davis has agreed to let her name stand as council member to fill the vacancy for the remainder of the Strata term.

MOTION:

Aida Davis be appointed as member of the Strata Council for the remaining term.

Motion brought by Stan Bennett
Seconded by Mike Ghafarzadeh
Carried unanimously.

MOTION:

Stan Bennett assume the position of Vice-President for the remaining term.

Motion brought by Mike Ghafarzadeh
Seconded by Patricia Pracher
Carried, three in favour; one against.

CAULKING REPAIR

It appears that the repairs to units 601, 701 and 801 with regards to any caulking and drywall repair have been completed. There has been no communication with regards to this matter from Barker Ross. Mr. Ghafarzadeh will contact the owners of the units in question to determine if they are satisfied with the work and will follow up to get any reports as to completion of this project.

GARDENING

It appears that the bamboo removal at the south-east patio level has been completed. Re-planting has commenced. The owners of the unit in question are now responsible for the re-planting of that area.

WINDOW WASHING

The repair work regarding the caulking has left some splashes of dirt on some windows. It was noted that the last window washing took place about six months ago. It was decided that window washing will go ahead as soon as practical in the very near future. Notices will be provided as to the date.

SECURITY

As outlined by a note posted in the elevator by Pat Rose, Block Watch representative, an individual was seen climbing over the wall into the west stairwell area. Even though the police was called, a search of the area did not yield the individual. A discussion ensued as to what measures could be taken to further secure this area. The walls have already been heightened but it was noted that an avid climber would be able to scale the wall. Pat Rose agreed to look into the matter of affixing a deterrent to the top of the wall or what other options may be available.

A new spotlight has been installed at the front of the building in the stairwell leading into the garage (north-east corner of the building). This light is meant to discourage any individuals loitering in this stairwell area. The light does not appear to come on in daylight but this matter will be looked at with the electrician who installed the light.

COMPLAINTS RE 303, 501 AND RESPONSE FROM 304

It was noted that no communication has been forthcoming from Barker Ross regarding any of these issues. Mr. Pracher noted she had a discussion with Valerie Lindstrom who stated that she was going ahead with notifying the owner of unit #303 regarding on-going noise complaints. Whether a fine was levied in this regard is not known to date. With regards to the hearings held recently and any correspondence that may have arisen from those hearings, no communication has been received from Barker Ross.

ANNUAL GENERAL MEETING

The date of the Annual General Meeting will be set at the next Council Meeting to be held on July 25th. Several preparations are required prior to the AGM. Mr. Ker has suggested that a survey be prepared and distributed to all owners, having the owners choose from a list, in order of preference, the issues they are most concerned about or interested in. It was agreed by Council that this would be a good idea so that the next elected Council can concentrate on issues that owners are most concerned about and that any costs associated with these issues can be budgeted for. Such key issues would include building security, building improvements, etc. Such survey can be expected to be distributed in short order.

OTHER BUSINESS

Financial Statements

The May 2002 financial statements were delivered to the meeting via Pat Rose. Ms. Pracher conducted a brief review of the statements and noted that nothing out of the ordinary was contained therein.

MOTION:

The May financial statements be approved.

Motion brought by Patricia Pracher

Seconded by Pat Rose

Carried, unanimously.

NEXT MEETING

The next meeting is scheduled for July 25, 2002 at 7:00 p.m.

ADJOURNMENT

There being no further business, it was moved by Stan Bennett, that the meeting be adjourned.

The meeting was adjourned at 7:30 p.m.