

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

Date: September 10, 2002
Location: Meeting Room - 1272 Comox Street, Vancouver, B.C.

Present: Adriaan de Vries
Aida Davis
Patricia Pracher
John Rose

The meeting was called to order at 6:32 p.m. by Adriaan deVries.

1) RESIGNATION AND THANKS

The Strata Council herewith regrets to announce the resignation of Rusty Ker, former Council President from the newly elected Council for 2002-2003. Mr. Ker has dedicated many long hours of his time as President of the Council and brought about many positive changes to the building. We thank him for his dedication and attention. On a similar note, the Council wishes to thank last year's Council member, Stan Bennett, for his dedication and expertise brought to the table. Mr. Bennett's extensive experience as a property manager will be missed. We also wish to thank Pat Rose for her services, thoughtfulness and many hours of help over the past year. All have made great contributions to helping make this building a safe, peaceful and happy home for all.

2) ELECTION OF OFFICERS

This meeting was primarily held to elect a President, Vice-President, Secretary and Treasurer for the upcoming fiscal year. The following positions were filled:

Adriaan deVries - President
John Rose - Vice-President
Patricia Pracher - Secretary Treasurer

3) CANCELLATION OF MANAGEMENT AGREEMENT

The new members on Council were brought up to date on the on-going developments regarding the termination of the Agreement dated October 12, 1993 between the owners of Strata Plan LMS 280 & Barker, Ross & Associates, Ltd. Upon discussion and reflection by Council, it was agreed that the lack of communication and the large rift between Barker Ross and last year's Council members has given rise to the belief among the new Council members that the possibility of restoring a good relationship between Barker Ross and LMS 280 and all its owners is remote. It was felt that a mutually agreeable working relationship between the parties could not be restored and therefore the contract would not be renewed on its anniversary date of October 31, 2002.

MOTION:

The services of Barker, Ross & Associates, Ltd. not be renewed on its anniversary date, October 31, 2002, and letter of such notice be provided to Barker Ross via registered mail within the week.

**Motion brought by Adriaan de Vries
Seconded by John Rose
Carried, unanimously.**

Subsequent information:

Barker Ross has advised Council on September 10, 2002, in writing that it is resigning as property manager for Strata Plan LMS 280 effective October 31, 2002.

The present Council wishes to thank Barker Ross for its services rendered in the past and wishes it success in its future endeavours.

4) APPOINTMENT OF NEW PROPERTY MANAGEMENT

The new members on Council were updated as to negotiations with a potential new property management firm, Assertive Property Management. After some discussion, it was decided that this issue be left to the next meeting and that the issue of termination of Barker Ross be addressed immediately before proceeding to the next step of securing a new property management agreement.

Subsequent information: The issue with Barker Ross having been resolved, further review of property management companies, including Assertive Property Management, will be pursued immediately.

5) MAINTENANCE & REPAIRS

John Rose proceeded to report on various issues with regards to on-going R&M projects.

(a) A sprinkler line leak has developed in unit #601. Repair requires the shut-down of central building water supply for about 2-3 hours. Due notice will be provided to building owners of the water shut-down and the repair will occur within 7-10 days. While the main water line is shut off, the water ingress problems in unit # 202 will be explored as it may relate to a similar problem.

(b) It is come to John Rose's attention that individuals are gaining access to the south-east lower garage stairwell via a door that can be manipulated to open using a coat hanger. John contacted a repairman who stated that the lock could be reinforced by eliminating the gap where the coat hanger can be inserted. The cost is estimated at approximately \$100-\$125. As security is a main concern on everyone's mind, this repair will proceed in short order.

Subsequent information: this work has been completed as at September 15, 2002.

(c) Painting remains to be completed in units 601, 701 and 801, a residual part of on-going repairs. It was pointed out that there are also unpainted sections in units 302 and possibly 202. The contractor claims that he has not been advised of which colours the owners would prefer to have the areas painted. The status of these issues will be determined before proceeding, keeping in mind that the final repair of these areas should proceed as quickly as possible in order to avoid further inconvenience to the occupants of those units.

The contractor has advised that should the occupants of the units in question wish to look after the painting of those areas themselves, the contractor is willing to offer a refund on the original quote that included the painting job.

(d) John Rose was advised by an owner that the garage door was missing a nut/bolt which might enable manual operation of the door during a power failure. Upon investigation, repair of the door was estimated at a minimum of \$70 for a service call. John purchased the necessary parts for 78 cents and repaired the door himself saving the owners the cost of a service call. Thank you John.

(6) SECURITY

The building, along with adjacent buildings to the east and west of us have been experiencing ongoing problems with loiterers in the area. Police have been called by

occupants of all three buildings on several occasions. Council engaged in discussions of various issues regarding the construction of the building and areas on the east and west walls which provide secluded areas for loiterers to be present. Several ideas were presented such as planting thorny bushes in areas, installing sharp gravel in certain areas and removing certain trees/shrubs from other areas which provide hiding places to loiterers. Council agreed that the issue of security needs to be addressed in its entirety in much more detail and that this issue will be held over to a future meeting. In the meantime, each Council member will have a look at the perimeter of the building and present any ideas or suggestions at the next meeting.

Subsequent information: During the weekend of September 14, several trees on the south-east section of the building were trimmed, reducing the secluded areas on that side of the building. The owner of the affected unit was advised of and was in agreement with this action. Further trimming may occur if required; it is to be seen what effect this trimming will have on loitering on that side of the building.

(7) FEES, FINES

Council reviewed the fact that two letters of complaint were forwarded to Barker Ross and to Megen Properties regarding infractions incurred by the occupants of unit #303. A fifth noise complaint was filed this year. It was also noted that damage was caused by the apparent moving out of an occupant of unit #303 and the moving in of possible other occupants. The issue of charging the relevant moving fees as set out in the by-laws will be addressed in the near future after further review of the issue.

It was noted that unit #501 is due to be rented and the question arose as to whether all tenant-occupied unit representatives are aware that a \$100 non-refundable move-in fee is required to be paid to the Strata for any new move-ins. As unit #501 is soon to be rented, the representative of that unit is to be reminded of the relevant move-in fee.

(8) CORRESPONDENCE

A letter was presented to Council for reading. The letter was from Mr. John Christenson, unit #304, addressed to Strata Council. Mr. Christenson welcomed the new Strata Council and extended to them all the best for the coming year. Council thanks Mr. Christenson for his support.

(9) NEXT MEETING

The next meeting date has not been set but will be established within 30 days via e-mail communication between Council members.

(10) ADJOURNMENT

There being no further business, it was moved by Adriaan deVries, that the meeting be adjourned. The meeting was adjourned at 7:55 p.m.

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