



THE HUDSON STRATA PLAN BCS 2044
MINUTES OF THE STRATA COUNCIL MEETING
Monday, January 14th, 2007 @ 3:00 P.M.
6TH FLOOR LOUNGE, THE HUDSON, 610 GRANVILLE STREET
VANCOUVER, BRITISH COLUMBIA

STRATA COUNCIL:

VICE PRESIDENT (Acting Chairperson)	-	Tadeusz vanWollen
SECRETARY	-	Rose Robertson
TREASURER	-	Larry Tenney
PRIVACY OFFICER	-	Janet Lew
COUNCIL MEMBER	-	Alan Charlton
COUNCIL MEMBER	-	Rob Macdonald
COUNCIL MEMBER	-	Stephanie Nicolls

STAFF:

Macdonald Commercial Strata Agent	-	Lee Zenin
Hudson General Manager	-	Nick Marini
Hudson Administrative Assistant	-	Dee Allen

ABSENT:

Privacy Officer	-	Janet Lew
Council Member	-	Stephanie Nicolls

1. **CALLED TO ORDER**

The meeting was called to order at 3:05 p.m.

2. **QUORUM**

With four Council members present, quorum requirements were met.

3. **APPROVAL OF AGENDA**

It was **MOVED** and **SECONDED** to adopt the January 14th, 2008 Agenda.

CARRIED

TO ALL OWNERS: THESE MINUTES HOLD HISTORICAL INFORMATION AND FORM AN IMPORTANT PART OF INFORMATION THAT MAY BE REQUIRED WHEN IT COMES TIME TO SELL YOUR STRATA LOT OR TO ARRANGE A MORTGAGE. PLEASE KEEP ALL MINUTES IN A SAFE PLACE FOR FUTURE REFERENCE.

4. **APPROVAL OF (Dec. 17th, 2007) MINUTES**

It was **MOVED** and **SECONDED** to approve the December 17th, 2007 Minutes, subject to the following correction being made.

Correction:

The meeting was Called To Order at 3:05 p.m.

CARRIED

<p>N.B. 3:10 p.m. <i>Al Charlton joined the meeting.</i></p>

5. **BUSINESS ARISING FROM MINUTES**

5.1) **Security Cameras**

Management provided council with a revised quotation from Smart-Tech to supply and install security cameras in the six elevators, camera at the p2 residential gate and a camera on the level 4 patio.

It was **MOVED** and **SECONDED** that we proceed with the purchase and installation of the security cameras through our base building security provider, Smart-Tech with some of the installation to be done by Richmond Elevators.

CARRIED

5.3) **Security Review – P2 Level (Residential Gate)**

Management suggested to the strata council that it would be more cost efficient to have one Security Camera placed at the Residential Gate on the P2 level at the same time that the elevator security cameras are being installed.

It was **MOVED** and **SECONDED** that we proceed with the purchase and installation of a security camera on the P2 level at the entrance to the residential parking gate.

CARRIED

***** Note *****

An additional Security Camera will also be installed on the fourth floor patio, the cost of which, to be covered by the Commercial Owner.

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6. **AGM MEETING DATE**

The Hudson's Annual General Meeting date has been set for **Tuesday, March 11, 2008**. Strata Owners will receive a mail out advising of location and time of the meeting.

It was **MOVED** and **SECONDED** that the Hudson's Annual General Meeting be set for **Tuesday, March 11, 2008**.

CARRIED

AGM

Council members present discussed matters pertaining to the upcoming AGM and elected to have an in camera session for further discussion of the budget and the management contract. The meeting was proposed for January 15, 2008 at 3:00 PM. Absent council members will be advised of the proposed meeting.

7. **COMMITTEE REPORTS**

Management is awaiting additional quotes prior to proceeding with the remaining recommendations put forth by the security review committee at the Dec 17th Sc meeting.

8. **CORRESPONDENCE**

The Agent has received correspondence from an owner regarding various questions pertaining to the operation and management of the Hudson. The Agent has replied to the owner.

Further correspondence has been received in regard to the levying of fines for late payment of strata fees. Council has considered each request however the fines will not be waived in these circumstances.

9. **MANAGEMENT REPORT**

9.1) STEVE NASH SIGNAGE PROPOSAL

Management presented the strata council with a signage proposal they had requested from the Steve Nash Sports Club of which they have reviewed and have decided to accept on the following conditions.

- a) The sign is to be made of a 'brushed aluminum' type style.
- b) There must be an addition of a directional arrow directing patrons to stairway.
- c) The maintenance and upkeep of the sign to be at the sole cost of the Steve Nash Sports Club.

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It was **MOVED** and **SECONDED** that the sign for Steve Nash Sports Club be accepted upon the condition of the following: a) signage to be made of a 'brushed aluminum' type style, b) addition of a directional arrow to be included and c) maintenance and upkeep of the sign to be at the sole cost of the Steve Nash Sports Club.

CARRIED

9.2) BULLETIN BOARD

The strata council has asked that Management obtain pricing for a bulletin board for the residents' use. Furthermore, the strata council has requested that the Management produce a list of Rules and Procedure as to how the bulletin board is utilized.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 5:00 p.m. The next Council meeting has been scheduled for Wednesday, February 6th, 2008 at 3:00 p.m.

Management Office: Telephone: (604) 633-4785 Fax: (604) 633-9824
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Respectfully submitted,

**Lee Zenin
Strata Property Agent
Macdonald Commercial Real Estate Services Ltd.**

LZ/dda

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