

**IMPORTANT INFORMATION** Please have this translated

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰੀ ਜਾਣਕਾਰੀ ਵਿਰਧਾ ਕਰਕੇ ਵਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੇਖਾ ਕਰਵਾਓ

## **STRATA COUNCIL MEETING MINUTES STRATA PLAN BCS 907 – VILLA JARDIN**

**DATE HELD:** TUESDAY, JANUARY 25, 2011  
**LOCATION:** LIBRARY, VILLA JARDIN,  
6833 STATION HILL DRIVE,  
BURNABY, BRITISH COLUMBIA  
**CALL TO ORDER:** 7:00 P.M.

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**Council in Attendance:** Erna Krische #2201 PRESIDENT  
Dean Denis #701 VICE PRESIDENT  
Yuefei (Eric) Xu #801 TREASURER  
Dmitry Itskovich #1003  
Logan Yau #1005

**Regrets:** Gene Chiang #802  
Selina Collins #408

**Also in Attendance:** Linda MacSeafraidh, Stratawest Management Ltd.

### **(1) CALL TO ORDER**

The Meeting was called to order at 7:00 p.m. by Strata Council President, Erna Krische.

### **(2) PREVIOUS MINUTES**

There being no errors or omissions, Strata Council accepted the Minutes of the meeting held November 30, 2010 as previously circulated.

### **(3) REPAIR PROJECT**

#### **a) Project Update**

A site meeting will be held January 26, 2011. Work is being carried out however, the painting and membrane work has been deferred until the dry weather. Another problem has been discovered in a wall on the roof which will require a change order. It has been noted that there has been an increase in water in the parkade. Previously, RDH Building Engineering indicated their intention to try a new type of sealant in the area. This will be brought up at the site meeting. It was understood that any work required in the parking garage would be funded from the Operating Budget as this work was not contemplated in the Special Levy.

#### **b) In-Suite Repairs**

Repairs are underway to units that were damaged as a result of a sub-contractor not leaving the site watertight.

(4) **CARETAKER REPORT**

Strata Council reviewed the report submitted by the Caretaker and accepted same.

(5) **UNFINISHED BUSINESS**

a) **Elevator Repair Scheduling**

West Coast Elevators has indicated they will commence replacing the motor in the freight elevator, Monday January 31, 2011. The first week will be spent setting up the work site and the use of the elevator will not be affected. The following three weeks will see the repairs carried out and the freight elevator will not be in use.

b) **Steam Room**

Repairs were required to the steam room and have been completed. The cost for the repairs was approximately \$1,800.00.

(6) **FINANCIAL REPORT**

a) **Financial Statements**

Strata Council Treasurer Eric Xu reviewed the Financial Statements for October and November 2010. After questions were asked and answered it was,

**MOVED AND SECONDED (Xu/Denis)**

That the Financial Statements for the months of October and November 2010 be accepted as prepared by Stratawest Management Ltd.

**CARRIED**

b) **Accounts Receivable**

Some Owners are behind in their Strata Fees. This will be addressed.

c) **Special Levy**

One Strata Lot remains in arrears in payment of the Special Levy. All others have been collected in full.

(7) **CORRESPONDENCE**

Correspondence received and issued on behalf of the Strata Corporation was reviewed. Strata Council assessed fines against Owners who illegally rented their Strata Lots. Fines were also levied against Strata Lots where residents breached the Bylaws of the Strata Corporation.

Strata Council also charged back damage done by a tenant's guest to the lobby. Owners are reminded they are responsible for the actions of their tenants.

(8) **COMMITTEE REPORTS**

a) **Gardening Committee**

Premier Landscaping did a nice job of pruning the shaped plants in the urns. Strata Council engaged a different contractor to commence work at Villa Jardin in 2011. The pruning work, as a last gesture from Premier was appreciated.

b) **Security Committee**

There was no Security Committee Report for this meeting.

c) **Maintenance Committee**

There was no Maintenance Committee Report for this meeting.

(9) **NEW BUSINESS**

a) **Hot Water Tank Replacement**

The hot water tank failed. Lathams submitted a quote for a replacement tank of better quality than the one that failed. Management was directed to obtain quotes from other providers on the same tank. Once the quotes are received, Strata Council will make a decision by email.

b) **Dryer Ducts**

The dryer ducts are due to be cleaned. Arrangements will be made to have this work completed as soon as possible. The cleaning of the dryer ducts has been scheduled for the week of February 7, 2011. Please see the Notice attached to these Minutes.

(10) **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:50 p.m. The next meeting will be February 22, 2011.