

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS 2419,
THE DELANO, HELD ON WEDNESDAY, APRIL 15, 2009 AT 6:30 P.M.
COLYVAN PACIFIC OFFICE, 202 - 5704 BALSAM STREET, VANCOUVER, BC**

Attendance:	Jennifer Van Evra	-	President
	Steve Grimmett	-	Vice-President
	Odette Krauzig	-	Treasure
	Jill Love	-	Member
	Glenn Sammis	-	Member
Regrets:	Matt Ward	-	Member
	Dave Moore	-	Member
Managing Agent:	Kerry MacDonald, Cheryle Pampu, Colyvan Pacific Real Estate Management Services Ltd.		

CALL TO ORDER

The meeting was called to order at 6:35 PM.

MINUTES

Following review of the council meeting minutes of March 16, 2009, it was **MOVED/SECONDED** that the minutes be accepted as circulated.

CARRIED

FINANCIAL REPORT

Following review of the Financial Reports up to and including February 2009, it was **MOVED/SECONDED** that the Financial Reports be accepted as circulated.

CARRIED

Accounts Receivable:

There were 7 accounts in arrears totalling \$1,848.69. Despite previous notifications to owners who are in arrears with their strata fees, a few owners continue to be more than 90 days in arrears.

The Agent was directed to take the appropriate action for those accounts in arrears.

One owner will have a charge- back reversed and the Strata Corporation will cover the repair.

Owners are reminded that the Strata Corporation relies on the contributions through owners strata/maintenance fees to carry out the day to day operations of the Strata Corporation. Owners who are in arrears are asked to bring their accounts up to date immediately to avoid costly collection action.

COMPLETED BUSINESS

New Home Warranty (stale dated cheques):

Unclaimed cheques from November 2005 & March 2006 were re-issued to the original recipients and mailed April 16th, 2009.

NHW and Restoration Fund Refund:

Refund cheques will be distributed at the Town Hall Meeting on April 20th, 2009

Dryer Ducts:

Completed in March, all except for one owner will be contacted to have this completed.

Suite Repair:

Four suites received repair work.
406 C, 407 C, 306 C, 312 E

Elevator Repair:

Richmond Elevator completed the elevator upgrade. Supplied and installed a safety edge door detector.

Maintenance:

- Center Building fire door was repaired.
- Stop signs were installed.
- Light fixture in East Building was re-secured.

BUSINESS ARISING FROM PREVIOUS MINUTES

IRC Invoice:

Council obtained legal advice regarding the IRC Invoice and the Strata's contractual obligations to pay some/all of the invoice. Following review and discussion it was **MOVED/SECONDED** to make an offer to IRC of \$6,000.00. Council suggests this would more than cover the services rendered in preparing the tender document.

CARRIED

The Council President will prepare a letter discussing the offer and circulate to council for review, and forward to ColyVan Pacific for presentation to IRC.

Roofing Project:

Council has received two additional roofing assessments. A plan of action will be drafted and presented to owners for feedback at the information meeting to be held in the Gym on April 20th at 7:00 P.M.

Annual Fire & Safety Inspection:

G.E. Security still needs access to 33 suites to complete the fire safety inspection. Owners will be given notice so as to allow access. Owners who do not allow access will be fined \$200.00 as per the bylaws of the strata corporation. Other fire and safety upgrades, which include the replacement of fire extinguishers, and the replacement of emergency lighting battery packs as well as compressors, will be completed.

Security Improvements:

Quotes have been obtained for installation of motion sensor lighting outside the gym, in the Jacuzzi area, and in outside parkade stairwells. This item was deferred to a later date.

HVAC – Preventive Maintenance Deficiencies:

Council member, David Moore, will inquire with contacts to get service quotes based on a recent preventative maintenance report and recommendations provided by Milani.

Maintenance items:

- **Clamped Pipe (near elevator) in Center Building:** Milani will be coordinating with Property Manager, Council, and Caretaker to have this repaired. This repair requires having the water shut of in the building and may require access to some of the suites.
- **Fence Power Washing:** Quotes have been obtained.
- **Stucco Cracks:** Quotes have been obtained.
- **Power washing:** Quotes have been obtained.
- **Pipe Backups:** A quote has been obtained from Milani for auguring. As well, council is investigating a process for reducing drain and sewer blockage with a company called Environmental Biotech. GES (Grease Eradication System) is a process using non-toxic, non-pathogenic bacteria, which, when introduced into grease clogged pipes turn oil waste into harmless carbon dioxide and water. A quote has been requested.

ATTENTION

Owners are reminded that garburators should only be used for items that break down easily. Seeds and harder items such as onion skins, banana peels, pineapple peels, celery stalks etc. should be put in the regular garbage.

CORRESPONDENCE

Correspondence to the Strata Council can be forwarded to Cheryle Pampu at cpampu@colyvanpacific.com, at least seven days prior to Council meetings. All correspondence must be in writing and contain your name and unit number in order to be considered.

Correspondence was received from units 411-E, 201-E, 404-C, 208-W and 204-E.

Council reviewed the correspondence and the owners will be responded to by ColyVan Pacific, a council member directly, or through these minutes as directed by Council.

NEW BUSINESS

Window Washing:

Notices will go out and all inaccessible windows will be cleaned in May.

Olympic Rentals:

Council wants to make sure that Olympic rentals happen as responsibly and safely as possible. This will be discussed with the owners at the meeting on April 20th.

Cracked Cement in Parkade:

Property Manger has requested quotes on Epoxy injection to repair cracks.

Storage on Balconies:

Owners are reminded of Bylaw 6 – Balconies (1) (c)

"An owner, tenant or occupant must not: ---- place any indoor-outdoor carpeting on any deck, patio or balcony, or place any items on any deck, patio or the balcony except free-standing, self-contained planter boxes, barbecues, summer furniture and accessories nor install any hanging plants or baskets or other hanging items within three feet of a balcony railing line;"

Bylaw 11 – Bicycles, Storage and Parking (1)

" ----No bicycles are to be kept on balconies or patios ----- All bicycles must enter or exit the building by way of the vehicle entrance to the parking garage only."

Bylaw 11 (4) (e)

"Any owner, tenant or occupant shall not: ----- use any part of the common property (other than established storage rooms or lockers) for storage,"

Storage in Parking Stalls:

Owners are reminded that they are not permitted to store anything on their parking spots except Rubbermaid-style lockers. Other items create a fire hazard, and will be removed at the owners' expense. Also, owners are not permitted to store any hazardous or flammable items in their lockers.

Noise Bylaw Reminder – Division 1 – 3

(1) *"An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that:*

- (a) causes a nuisance or hazard to another person;*
- (b) causes unreasonable noise in the opinion of council;*
- (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;"*

Owners are reminded that they are responsible for keeping noise to a minimum. Loud or bass-heavy music, banging doors, dragging furniture and heavy footsteps disrupt the people who live around you, and are not acceptable. Also remember that if your flooring is not carpet and the noise is disturbing the neighbours below you, you will have to replace it with carpet.

Seminar:

Council is invited to a Maintenance Reserve Planning seminar on June 17th. The Agent advised Council that ColyVan Pacific is sponsoring a maintenance planning seminar to be held at River Rock Casino June 17, 2009 at 7:00 PM. Guest speakers will include Tony Giovanti, Executive Director of CHOA, and Deb McIsaac of the Equity Protection Group.

There will be no charge for admission for ColyVan Pacific clients and all owners are welcome to attend. Owners may register for the seminar on the ColyVan Pacific website – www.colyvanpacific.com.

ADJOURNMENT

With no further business to be conducted, the meeting was adjourned at 9:00 PM

The next Council meeting will be held on Wednesday May 20th, 2009 at 6:30 PM at ColyVan Pacific's offices located at 202 - 5704 Balsam Street, Vancouver, BC.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's