

Strata Corporation VR 1586
Minutes of Special Meeting Held Tuesday, July 28, 2009
7:00 P.M. at Mark/Alice's unit

Present:

Merlin Bunt

Liz Nicki & Toby Beck

John Hardwick

Mark Gyton & Alice Gyton

1. John moves to approve the minutes from Annual general Meeting held April 20th 2009. Seconded by Mark. Unanimously carried.
2. Review of financial situation by Merlin. We are on course for budget, as approved at the annual general meeting. Proposal for special assessment to pay for the new roof. Unanimously carried.
3. Decision on roofing materials and company. Review of the quotes. Liz and Toby propose to use Broadway roofing. Unanimously carried. Alice agrees to contact Tom Wood of Broadway Roofing.
4. Gutter and Upper Unit deck work.
 - a. Alice agrees to also get a quote from Tom Wood for wood work on property. Will get a quote for:
 - i. -Eaves
 - ii. -Replacement of sections of wood on front upper decks
 - iii. -Garage gutters
 - iv. -Storage locker doors
 - v. -Any other areas of concern
5. Deferred maintenance of property. Toby discussed the need to try and keep up with the maintenance on the property. It was agreed that it is important to avoid deferring maintenance and that it is preferable and less expensive to address maintenance issues as soon as they arise.
6. Garage door. Alice updated everyone on the garage door that has been purchased and will be installed on September 8th. It was agreed that although the \$987 cost was higher than the \$300 allocated in the budget, we had room in the budget for this work to happen. Unanimously carried.

7. Recycling containers. Toby discussed the current, smaller, recycling containers and how he would prefer larger containers which could be shared between the units. Toby will contact the city to try and get more information about the larger containers.
8. Storage doors. After reviewing quote from Tom Wood, a decision will be made on how to proceed with the replacement of the storage locker doors.
9. Gardening/landscaping review. Liz and Toby updated everyone on the work that has been done in the garden so far. \$600 was spent pruning and weeding the front and one side of the property and Toby will try and get an exact breakdown of the work done by Bob's gardeners. A concern was expressed by Alice about the cost of the work, and was echoed by all. A further \$400 is remaining in the gardening budget and it was agreed to spend the money pruning the hedges at the back of the property. John agreed to speak to the gardeners. A possible major re-landscaping of the property for next year was proposed by Mark and will be discussed at next year's AGM.