

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

Present:

Mark and Alice
Merlin

Liz and Toby – emailed opinions earlier
John and Lena – emailed opinions earlier

Agenda:

1. Payment of roof and discussion of repairs to Merlin's deck

Merlin and Mark and Alice discussed the issue of Merlin's deck and agreed that Mark would ask Tom for a 50% reduction of the cost as the communication between strata and company had been poor. Mark will report back to strata the outcome of his discussion.

2. Gutter quotes

The quotes were discussed. John had proposed using Edgemont via email and to have the additional Alu Rex hanger / leaf guard system. Alice looked up Edgemont on the better business bureau site and they have a C rating with 23 complaints. Merlin and Alice and Mark would like to see 3 references from them or to have additional quotes done as they are concerned about going with Edgemont and think the other quotes of over \$4000 at this stage is a little expensive. If the strata does decide to go with Edgemont we would also like it confirmed how many downspouts will be used? Is it 12 like the other companies.

Another proposal was put forward by Merlin, to have Broadway roofing clean out and repair the current gutters and postpone the replacement till next year. They have already added a couple of downspouts that were not there previously. Further discussion needed.

3. Record keeping

Alice gave Merlin a list of strata documentation she is hoping to collect to put on file. Merlin will give Alice the box of all strata documents so that she can set up a filing system.

4. Painting all the new wood that the painters have installed that is not yet painted.

John proposes via email that we defer painting until the Spring. Mark and Alice agree that Merlin should obtain quote from 1st Impressions to paint un-primed wood and agree to postpone painting of primed wood until the spring.

5. Approval to pay annual building insurance

John – approved via email.

Merlin and Alice and Mark agree.

Motion passed.

6. Roof deficiencies

Merlin looked at his original list of 19 deficiencies and 18 of the 19 have been fixed. There is still one split board on the east side of the house.

Liz gave some additional new deficiencies today via email. Mark will ask Tom about the following:

1. *Brick chimney west of our upper deck to confirm it is completed.*
2. *Wooden siding on our upper deck that surrounds our doorway entrance has a large 4-5 inch gap with the roof- on both east and west sides. Check this is correct.*
3. *Motion light at back has been dislodged and is now hanging loose. not sure if it still works, should be re-attached.*
4. *Large jagged portion of wood siding on the back west side that no longer meets roof by many inches, check this is completed.*
5. *gutters- if we do not decide to replace gutters then there are several issues related to roof job:*

A- Gutters full of debris, roofers told us they would be cleaned at end of job

B- Garage west gutter very crooked

C- Merlin upper deck gutter sagging

D- Front gutter over mark/alice front entrance now askew and drains onto roof”

Mark will call Tom and ask them to look at these additional concerns, he will report back to strata.