

Strata Corporation VR 1586
Minutes for Annual Meeting Held Monday, May 3rd, 2010
8:30 P.M. at John/Lena's unit

Present:

Merlin Bunt
Liz Nicki & Toby Beck
John Hardwick & Lena Stamelias
Mark Gyton & Alice Gyton

1. Merlin made a motion to adopt minutes from last year's special meetings held on July 28th, and October 28th, 2009 both were seconded by Mark. Unanimously carried.
2. Positions on strata council will continue:

President: John
Vice-President: Liz
Secretary: Alice
Treasurer: Merlin

3. Financials:
Merlin proposed the approval of Fiscal 2010 financial statements. Seconded by John. Unanimously carried.

Merlin posed preliminary operating and capital budgets for Fiscal 2011 which will be adopted after further consideration taking into account expenses approved at AGM.

Merlin made a motion to make no change to the annual assessment for owners for 2011, seconded by Alice. Unanimously carried.

4. Strata Fees: All unit owners have agreed to arrange to pay their strata fees by direct deposit.
5. Counter flashing: John outlined the work that is still not completed on the chimney counter flashings, by Broadway roofing. He proposed that we keep the payment in reserve until all work is satisfactorily completed. Seconded by Merlin. Unanimously carried.
6. Review of Monthly Maintenance schedule. Everyone reviewed the monthly maintenance schedule and Merlin reiterated the duties of every owner in their designated month.

Further, unit owners agreed to all help out with leaf collection in the fall and to do some

ongoing gardening and weeding in the areas adjacent to their units.

7. Landscaping. Mark proposed to landscape the front yard by taking out all bushes and trees other than two large cherry trees and putting down sod to create a lawn. In addition he proposed the addition of a fence with gates to enclose the property. Motion seconded by both Liz/Toby and John/Lena. Unanimously carried.

Strata agreed to do the preliminary clearing work on May 29th/30th and to hire someone if necessary to take out roots, lay down sod, and build the fence. These additions will be discussed at a further meeting.

8. Other landscaping. – Liz proposed to hire someone to tidy up bushes and do general gardening for a one off this spring. She will look into possible companies. Unanimously carried.
9. Wire fence at front of house. Toby and Liz have placed a temporary wire fence around the lawn at the front of the house to keep neighbourhood dogs off the area. It was agreed that this will only be a temporary measure until a more permanent solution is put in.
10. Garbage/recycling. The proposed changes to Vancouver's garbage, recycling, and composting schedule were discussed. As new information is received it will be shared with strata.
11. Quiet Time. Quiet time will **change** to be from 10pm to 7.30am during which period no appliances are to be run and no loud music should be played. Unanimous agreement by all.
12. Gutter system. John and Lena put forward a quote from Leaf guard for approx. \$8000 to

redo the entire gutter system. Other owners expressed concern over the cost as other quotes were closer to \$4000. Lena will look into gutters and put a proposal to the strata for consideration at a future meeting.

13. Exterior painting. Parts of the building and stairways need the paint to be touched up.

Merlin agreed to get a quote from 1st impression to do the work. They will walk around the property to determine the extent of work needed. Areas of concern are:

- Alice and Mark's stairs at the front (have since been done)
- Merlin and Liz/Toby's balconies (Toby and Liz's I believe has been done)
- Merlin and Liz/Toby's back deck
- Mark and Alice's back deck.

It was agreed to use non-slip paint on the stairs so that non-slip strips will no longer be needed. A final decision will be made at a later date.

14. John proposed that we have the caulking done on all windows. Merlin will get a quote from 1st Impression to do the work. A final decision will be made at a later date.

15. Renewal of CHOA membership. It was agreed not to get CHOA membership at this time and to renew it as an when the strata needs advice.

16. Outside power supply. John and Lena explained that Alice/ Mark's and Toby/Liz's Christmas lights (running off plug at the NW corner of the house) is actually controlled by the power supply in their unit. It was agreed that a small compensation would be agreed at Christmas for the use of the power.

17. No other business. Meeting adjourned at 10.05pm