

Strata Corporation VR 1586
Minutes of Special Meeting Held Wednesday 7th July
1.30 P.M. at Merlin's unit

Present:

Alice
Merlin
Liz and Toby
John and Lena

1. Fence 2. Gates. The fence and gates around the front yard has been completed, everyone on strata thanks Mark and Toby for all their hard work in getting it completed.

3. Painting

- A. A discussion occurred over who will finish staining the fence. John and Lena have agreed to finish this work.
- B. Painting of the house. A discussion occurred as to the need to paint the exterior of the house and garage. Liz and Toby propose that the whole house and garage be painted this year, they had obtained a quote from college pro for \$23 000. Other owners decline. A compromise was agreed on to paint the worst areas this year, and a quote will be obtained by Liz for these areas and to postpone painting the entire structure for a year or two.

Areas to be painted:

- North side x2 decks
- Merlins front stairs
- Back joint stairs
- Alice and Marks deck

All owners agreed to meet again to look at the possibility of changing the house and trim color and that the selected areas may be painted in the new color so that they do not need to be repainted when the entire structure is done.

4. Finalization of Fiscal 2011 Operating and Capital Budgets. The budget has been approved, however changes may need to be made when quotes are finalized.
5. Window caulking – John proposed having the windows caulked, but it was agreed unanimously to defer until the painting of the entire structure.

6. Plants for garden. John and Lena have agreed to take on working with Sandy (the gardener) to come up either a gardening strategy for the front yard. A budget of \$1000 was unanimously agreed by all.
7. Window cleaning – Alice proposed getting a window cleaner to come and clean all the windows. Owners decided to individually take care of cleaning the windows of their units.
8. Chimney cleaning - Alice proposed having a chimney cleaner come and clean all of the chimneys. Toby and Liz have already had theirs cleaned. Alice will look into a cleaner in the fall and let the other unit owners know the cost and all will decide then whether to proceed.
9. Toby proposed a plan for regular preventative maintenance of the building and grounds, where owners need to either contribute to doing work on the property themselves or individually pay someone to do it for them. He felt it is important that the workload be shared equally amongst owners. All owners agreed to have general work parties twice a year to do preventative maintenance.
10. Liz proposed putting up strata fees to build up contingency fund for full house painting. Other owners declined as there is concern that they have already increased significantly. It was agreed that people would rather have a special assessment when the time comes to pay for the painting of the buildings. Further discussion required at a later date.
11. Finishing up with Broadway roofing. Broadway roofing having fixed the shingles and chimney. Merlin proposed that we pay them the final amount owing. Unanimously agreed.
12. Gates at back – John proposed that we add gates to the back of the property to fully enclose the yard. Alice also expressed a wish to have this done. John will look into it and report back to strata for a final decision at a later date.
13. Back sensor light – John expressed concern that the back sensor light is not working for safety reasons; he will look at it to see if he can work out what is wrong.
14. Liz proposed having Davie Trees come and fertilize the trees for \$185. Passed by majority Toby and Liz, Alice and Merlin. John declined.