

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN BCS 3187, VIRIDIAN GREEN, HELD ON WEDNESDAY, JUNE 22, 2011, AT 7:00 PM IN UNIT 213 – 1961 COLLINGWOOD STREET, VANCOUVER, BC

Council in attendance: Residential Section
Rhondi Kablak, President
Maureen Mooney, Secretary
Mark Harrison

Commercial Section
Rachel Wong

Carey Grandy,
Strataco Management Ltd.

Absent with leave: Graeme Moore, Vice President

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mrs. Rhondi Kablak, at 7:05 pm.

MINUTES OF THE MEETING OF APRIL 20, 2011:

Council noted that discussions regarding the bike storage locker at the previous meeting had confirmed that Council could investigate installing a bike storage locker in parking stalls in the southwest corner of the P1 level. Council requested the Strata Manager obtain proposals for this bike enclosure. It was

MOVED AND SECONDED:

That the minutes of the meeting of April 20, 2011 be adopted as amended.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

There was no President's report.

STRATA MANAGER'S REPORT:

1) **Finance Report**

Financial Statements

The Strata Manager tabled for Council's consideration the financial statement for the month of March 2011. The Strata Council Treasurer, Mr. Mark Harrison, advised that he had reviewed the financial statement and accompanying invoices and generally found them to be in order, but wished to complete a further review. Council tabled approval of the financial statement to the next scheduled meeting.

Receivables Report

The Strata Manager advised that there were currently no strata lots in arrears.

2) **Staff Report**

Site Inspection Reports

The Strata Manager informed Council that the site inspection reports were on file, and that any items noted during the reports requiring attention would be dealt with by management.

Back Lane Wall Guard

The Strata Manager tabled for Council's information correspondence to Nikls One Call Property Services requesting the replacement of a damaged wall guard in the back lane, noting this work had been completed. The Strata Council noted that the repair was temporary in nature and the President asked that the Strata Manager investigate a more permanent wall protection solution, such as the installation of a bollard. The Strata Manager advised that this would be investigated and clarification sought from the City of Vancouver on whether such an installation was permitted. Council also noted that whatever system was installed to protect the concrete retaining walls, there would likely be further damage and replacement required in future as the lane area was undersized for delivery trucks.

Security Review

The Strata Council reviewed correspondence to D & L Security regarding modifications to the motion sensor door release in the residential lobby and the fob control for the 2nd floor in the residential elevator. The Strata Manager noted that these issues had been investigated and unfortunately their repair was not as easy as originally anticipated. D & L Security had indicated that they would provide a report and proposal in time for the next Council meeting. Council also requested that the Strata Manager obtain a proposal to install a fob reader on the southwest stairwell door as they believed that this area had already been wired for such a component.

Window Cleaning and Pressure Washing

The Strata Council expressed some concerns with the window cleaning and pressure washing done. The Strata Manager noted that deficiency forms had been circulated to all units and any deficiencies reported would be brought to the attention of the contractor. Further, the Strata Manager noted that he was not satisfied with the cleaning of the first parking level and a return visit would be required.

Recycling Totes

The Strata Manager tabled for Council's information correspondence to the City of Vancouver requesting that an additional mixed paper bin be delivered to the site. This has been done.

Water Metering

The Strata Council reviewed correspondence to the City of Vancouver, developer, general contractor and warranty provider regarding the water metering proposals discussed at the previous meeting. The Strata Manager advised that a verbal response had been received from the developer but no written proposal or response to the Strata Corporation's queries had been received. Council noted that this issue had been outstanding for a significant period of time and indicated that they were anxious to begin its resolution; however, they requested the Strata Manager forward additional correspondence to the developer requesting a written response to the Corporation's

concerns. Should this not be received the Strata Council will review further action at the next meeting.

Reserve Study Analysis/Warranty Maintenance Manual

The Strata Council reviewed correspondence to Morrison Hershfield and RDH advising that their respective proposals would be tabled for the ownership's consideration at the next General Meeting. Council expressed the belief that the envelope warranty maintenance manual should have been included in documents turned over to the Strata Corporation. Unfortunately, this was not the case and the Strata Manager advised that this was an identified deficiency and further discussions would have to take place during the final deficiency negotiations.

Interior Repairs

The Strata Council reviewed service reports received from EcoTec Services for interior repairs to units 217 and 202. These units were affected by an apparent roof leak and the repairs had now been completed, with the final report being prepared for submission to the warranty provider and developer.

Security Patrols

The Strata Council reminds all owners that security patrols are undertaken overnight on random days during the week by Polo Security. Should owners notice any vagrants or individuals leaving messes in the stairwells or underground parking areas they should contact Strataco Management Ltd. as soon as possible.

3) **Correspondence**

The Strata Manager advised that since the last Strata Council meeting correspondence had been sent or received concerning the following: noise complaint; various items and resignation; enterphone operation; planter removal; roof leak; IGA discount cards.

Council reviewed the correspondence as follows:

Noise complaint: An owner of a unit fronting 4th Avenue complained that employees of the IGA were moving pallets around in the late evening and early morning hours. The commercial section representative advised that these pallets were part of the summer display and had to be moved out of the store during business hours and back in overnight. The commercial section representative confirmed, however, that she had instructed the store operator to ensure that the City bylaws regarding business hours (8:00 am to 10:00 pm) are adhered to.

Enterphone operation: The speaker in the upper stairwell enterphone had successfully been replaced by D & L Security. Unfortunately, there were significant delays in completing this as a replacement part had to be sourced and there were complications in obtaining the correct parts.

IGA discount cards: Notices had been delivered to all owners regarding the IGA's offer of 10% discount cards for residents of Veridian Green. In order to register and obtain the discount card residents should see the store manager.



The Strata Council reminds all owners that policy requires all communication to the Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially at a duly convened Strata Council meeting. Correspondence may be sent via email to managers@stratacomgmt.com. Thank you for your assistance.

4) **Insurance**

Further to the previous meeting, the commercial representative advised that the commercial section wished to transfer funding from reserves for the insurance premium, as a temporary loan from the contingency reserve fund, to be repaid over the course of the fiscal year. It was

MOVED AND SECONDED:

To authorize a transfer of monies from the contingency reserve fund as a loan to the operating fund to enable payment of the commercial section insurance premium, with said loan to be repaid in full by the end of the fiscal year by way of equal monthly payments.

MOTION CARRIED (residential section abstained)

5) **Elevator**

The Strata Manager tabled for Council's information correspondence from BC Safety Authority regarding a deficiency identified during their inspections. It was noted that this correspondence had been forwarded to Schindler Elevator for their attention and the deficiency would be repaired in due course.

6) **Warranty/Deficiencies**

Two Year Warranty Review

The Strata Manager advised that representatives of Willis Canada and RDH had scheduled the two year warranty review to be completed by the warranty provider for June 27, 2011. Following this review final decisions will be made on which parties will be responsible for repairs to noted deficiencies.

Hardie Panel Concerns

The Strata Council reviewed correspondence from James Hardie Siding Projects regarding queries raised about the installation of Hardie panels. These comments had been forwarded to the developer and warranty provider, who had responded with appropriate documentation. The matter had been referred to Willis Canada, the warranty provider, for final determination.

7) **Completed Items**

The Strata Manager advised that the following had been completed since the last Council meeting: lobby door modification; roof repairs at 202 and 217; interior repairs at 202 and 217; scheduling of pressure washing and window cleaning; distribution of pet behaviour notice; installation of thermostat cover in P2 lobby; correspondence to owners regarding water billing; installation of thermostat covers on baseboard heaters; repair to enterphone speaker by D & L Security; replacement of back lane wall protection; graffiti removal.

8) In Progress

The Strata Manager advised that the following remained in progress: window cleaning and pressure washing by Pacific Ropeworks; disconnection of lobby motion sensor by D & L Security; reprogramming of residential elevator fob control by D & L Security.

OTHER BUSINESS:

Addition of Council Member

The Strata Council noted that an owner had expressed interest in serving on Council as part of the residential executive, where there was a vacancy. It was

MOVED AND SECONDED:

That Mr. Julian Richards of unit 219 be appointed to the residential section of the Strata Council.

MOTION CARRIED (commercial section abstained)

Driveway Mirror

The Strata Council requested that the Strata Manager install mirrors where the back lane enters the driveway to provide better vision for drivers entering or exiting the underground parking area.

Landscaping

The Strata Council expressed some concern with the current caliber of service. The Strata Manager advised that some issues would be brought to the landscaping contractor's attention, but that it may be beneficial if the Strata Council determined what work they want the landscapers to perform so that an accurate scope of work can be developed. Council advised that they would discuss this matter further.

Back Lane Garden Weeding

The Strata Council also noted that units located on the back lane had excessive amounts of weeds in the limited common property, and requested that the Strata Manager forward notification asking the owners to attend to this weed removal, and if it is not done the work be completed by the landscaping contractor, with the associated costs billed back to the individual units.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:30 pm, until Wednesday, July 20, 2011, at 7:00 pm in unit 213-1961 Collingwood Street, Vancouver, BC.

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