
MINUTES OF STRATA COUNCIL MEETING
TAPESTRY- Strata Plan BCS 2645
JANUARY 20th, 2010

Held at 6:30 p.m. in the Amenity Room

PRESENT:

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| Kevin Ma | - Strata Council President |
| Wendy Donaldson | - Strata Council Vice-President |
| John Kim | - Strata Council Secretary |
| Cynthia Tomlin | - Strata Council Member |
| Sam Wyatt | - Strata Council Member |
| Cristiana Vlasceanu | - Senior Property Manager Gateway Property Management |

REGRETS:

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| Nathan Hildebrand | - Strata Council Treasurer |
| Tom Grant | - Strata Council Member VCH |

CALL TO ORDER

The meeting was called to order at 6:30 P.M.

GUEST:

The owner of a suite on the 6th floor of the Heather building attended the meeting to request that the six months term for rental of the parking stalls belonging to the Strata Corporation be removed. The Strata Council explained that this decision had been made to accommodate other owners interested to renting an extra parking stall.

Following discussion, being that there were two stalls available with four interested owners, a draw then took place. The two owners drawn will be contacted and advised and the two remaining owners will be contacted to confirm their names being placed on a wait list

RESIDENT MANAGER REPORT:

The Resident Manager updated the Strata Council on the main issues in the building, among other things

- National Hydronics fixed a malfunctioning water pump that was causing a lack of hot water;
- City Air Ducts completed the cleaning of the dryer vents; and
- Vancouver Fire Prevention completed the annual fire inspection of the fire equipment.

APPROVAL OF THE MINUTES OF THE STRATA COUNCIL MEETING HELD ON NOVEMBER 19 2009

There being no errors and/or omissions, it was moved, seconded and **unanimously carried** to approve the above noted minutes as circulated.

BUSINESS ARISING:

Deficiencies – The remaining items that were to be addressed by the developer have been completed with the exception of a couple which are in progress. Also the leveling and re-setting of the pavers in the courtyard has been tabled until spring.

The Council also reviewed the maintenance list, originally provided by the developer and unanimously decided upon five annual maintenance items that will be addressed in the new fiscal year. Gateway has been instructed to provide an estimate for next meeting, to be included in the proposed budget to be presented to the owners at the April Annual General Meeting.

Playground in the Park – The following was discussed:

- Vancouver Coastal Health (VCH) will replace the xylophone on the playground with a quite interactive game - the driver panel;
- Rick MacDonald Contracting installed a fence around the exhaust opening, to prevent children from playing on top of it.

Dryer Vents – City Air Duct completed the cleaning the dryer ducts. At the same time the vents located on the underside of the balconies (louvered style) have been altered by removing every second slat thus allowing for better air flow.

There were four suites where water was found in the duct – these owners will be notified and asked to monitor the condition of the ducts in the future, with the new type vents. Also, these owners will be advised again to run the dryers on empty on the fluff cycle for about 20 minutes to ensure that the air in the ducts is completely dried out after use. These ducts will be re-inspected in six months. For the rest of the building, cleaning will be done once per year.

Electrical Vault Maintenance – Houle Electric completed the last test on the electrical vault on the night of December 5, 2009. The small elevator in the Heather building (from the ground floor to P2) did not work during the power outage and the cause is currently being investigated by ThyssenKrupp Elevators.

Landscaping – Tabled for the next meeting.

Snow Removal Contract – Following discussions by email regarding the over-application of salt on the property, Direct Line Commercial Property Services Ltd. was requested to cancel the salting from the contract and only remove the snow when it reached three inches. Westcoast Building maintenance has then been contracted to apply the snow melting material upon instructions from the Strata.

Cleaning the Drains Throughout the Property – Service Master Clean cleaned all the drains and found a couple plugged with construction debris. The developer is in the process of unplugging the two drains.

CORRESPONDENCE

Letter #1 – A letter was sent to a suite on the 3rd floor in the Avenue building regarding not waiting for the parking gate to close. The resident responded in writing that there must be an error as she was working on day in question and provided a letter from the employer.

Letter #2 – Two letters were sent to a suite on the 3rd floor in the Heather building regarding not waiting for the gate to close at the entrance to the parkade and also for having an oil stain in the stall for a long time. The residents apologized in writing and advised that the oil stain has been cleaned. The Strata Council unanimously agreed to apply the minimum fine of \$50 to ensure that such incidents do not re-occur in the future.

Letter #3 – A letter was sent to the owner of a suite on the 7th floor in the Heather building regarding tailgating through both gates. This being the second offence within the four months since their moving into the building, and although the tenant responded in writing disputing the accusation, the Strata Council unanimously agreed to apply a fine of \$100 to this account.

Letter #4 – A letter was sent to a suite on the 10th floor in the Heather building regarding tailgating through both gates. The owner responded in writing that the facts were actually opposite. A Council member will be looking further into this incident and provide a recommendation to Council.

Letter #5 – A letter was sent to the resident of a suite on the 4th floor in the Heather building regarding tailgating in the parking lot, driving at high speed and parking in visitor parking and in the daycare stalls several times, despite several written notices being placed on the dash. Based on the nature of the offences and the fact that there was no contact from this resident, the Strata Council unanimously agreed to apply the maximum fine of \$200 to this account.

Letter #6 – A letter was sent by the owner of a suite on the 2nd floor in the Heather building reporting residents smoking in the car while parking in the underground parking. The Strata Council advised the resident to call the police in such instances.

Letter #7 – A letter was sent by the owner of a suite on the ground floor in the Heather building reporting continuing vibration noise from the air conditioning unit below. Gateway has been instructed to retain the services of an engineer to investigate the source and solution for this problem.

Letter #8 – A letter was sent by a resident of a suite on the 7th floor in the Heather building regarding pet owners that do not clean the hallways of continuous hair and paw prints.

Letter #9 – A letter was sent by another owner of a suite on the 7th floor in the Heather building reporting that the dog hair often lands in the neighbours' suites, the dogs often make noise as they are being allowed to play and run around in the hallway. Gateway has been instructed to send letters to the dog owners on that floor advising of the nuisance they are causing to their neighbours.

Letter #10 – The owner of a suite on the 8th floor in the Heather building suggested that the Council purchases plastic holders for notices, and place them in the elevators. The Council did not agree with this recommendation.

Letter #11 – The owner of a suite on the 2nd floor in the Heather building reported that residents sometimes leave food, containers and/or cups next to the mailboxes.

RESIDENTS ARE REMINDED THAT THE HALLWAYS, LOBBIES AND ALL THE COMMON AREAS ARE TO BE KEPT CLEAN IN ORDER TO PRESERVE THE GOOD VALUE OF THE PROPERTY.

Letter #12 – The owner of a suite on the 9th floor in the Heather building reported dirt and staining on the face of the exterior wall of this building. Gateway has been instructed to contact the masonry firm who installed the exterior wall and ask for advice regarding proper cleaning and sealing of the wall.

Letter #13 – The owner of a suite of the 3rd floor in the Avenue building reported that during the time they are wheeled outside the parking and the time they are emptied, a binner always removes the cans/bottles from the recycling bins. No action is required.

NEW BUSINESS

Visitor Parking During the Olympics – During the Olympics the visitor parking area will be monitored and Bylaws strictly enforced.

**NO VISITOR PARKING EXTENSIONS WILL BE APPROVED DURING THE OLYMPICS –
BETWEEN THE DATES OF FEBRUARY 4TH AND MARCH 1ST, 2010.**

**OWNERS ARE REMINDED THAT THEY ARE NOT ALLOWED TO PARK IN THE
VISITOR PARKING AREA.**

OFFENDERS WILL BE TOWED AWAY IMMEDIATELY WITHOUT FURTHER WARNING.

BYLAW 7.6

Exterior Christmas Lights and Decorations –

**RESIDENTS ARE REMINDED THAT, ACCORDING TO THE BYLAWS, ANY
EXTERIOR CHRISTMAS LIGHTS/DECORATIONS WERE TO HAVE BEEN
REMOVED BY JANUARY 15TH, 2010.**

BYLAW 7.1(W)

Speed Limit in the Underground Parking –

**RESIDENTS ARE REMINDED THAT ACCORDING TO THE BYLAWS THE
MAXIMUM SPEED ALLOWED WHILE DRIVING IN THE UNDERGROUND PARKING
is 10 km per hr**

Year End Audit – It was discussed that the proposed budget should allow for about \$6,000 for an audit, as per the requirements of the Strata Property Act.

FINANCIALS

Operating Statements – The discussion of the financial statements has been tabled for next meeting as the Treasurer could not attend the meeting.

Arrears – The current arrears report was presented. The Strata Council was very satisfied with the low level of outstanding amounts and it was moved, seconded and **unanimously carried** to continue to be charge late payment fines and place lien charges to all accounts in arrears, as per the Bylaws.

NEXT MEETING

The next meeting will be held on Wednesday, March 10, 2010 at 6:30pm in the lounge. The proposed budget for the next fiscal year will be discussed at that time.

TERMINATION

As there was no further business, the meeting was adjourned at 9:25 PM.

Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or re-mortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management Company has copies of the minutes; however there will be a charge for obtaining a copy of the minutes.

Gateway Property Management Corporation
#400 – 11950 – 80th Avenue
Delta, BC V4C 1Y2
Senior Property Manager:

Main Switchboard: 604-635-5000
Fax: 604-635-5001
After Hours Emergency: 604-635-5000 ext 1
Cristiana Vlasceanu 604-635-5030
cvlasceanu@gatewaypm.com
Sharon Irwin 604-635-5012
sirwin@gatewaypm.com

Administrative Assistant: