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**MINUTES OF STRATA COUNCIL MEETING**  
**TAPESTRY- Strata Plan BCS 2645**  
**MARCH 10, 2010**

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

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**PRESENT:**

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

**REGRETS:**

Tom Grant	- Strata Council Member VCH
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**CALL TO ORDER**

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

Property Manager Mirjana Petrovic was introduced to the Council in advance of Ms. Petrovic taking over the management of the Tapestry from Ms. Vlasceanu. The transition will be completed over the upcoming months.

**GUEST 1:**

The tenant of a suite on the 7<sup>th</sup> floor of the Heather building attended the meeting to discuss a letter regarding not waiting for the gate to close. The Strata Council thanked him for attending the meeting, however, relying on a resident's report that the vehicle was witnessed not waiting for the gate, council agreed to issue a \$50 fine.

**GUEST 2:**

The owner of a suite on the 4<sup>th</sup> floor in the Heather building attended the meeting to apologize for her tenant habitually not waiting for the gate to close, as well as repeatedly parking in the visitor parking area and in the daycare stalls, despite several warnings left on the vehicle and being towed on more than one occasion. The Strata Council thanked the owner for attending the meeting and for advising that the tenant was intending to move out in the near future, however, based on the history of the tenants behaviour and the fact that he ignored numerous attempts to correct his bylaw violations, unanimously agreed to apply the maximum fine of \$200 to this account.

**RESIDENT MANAGER REPORT:**

The Resident Manager updated the Strata Council on the main issues in the building:

- National Hydronics installed two additional hose bibs in the parking, P1 and P2;
- City Air Duct inspected a couple of the suites that had been identified as having moisture in the ducts at the time of the annual cleaning and they were both found to be dry; they will all be inspected again sometime this summer.

**APPROVAL OF THE MINUTES OF THE STRATA COUNCIL MEETING HELD ON JANUARY 20, 2010**

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 to be addressed by the developer have all been completed.

The issue if the rain water overflowing on a couple of the patios on the 10th floor of the Heather building was aesthetic and not structural has been closed as the addition of gutters and downspouts would severely effect the appearance of these units and one of the owners declined the change. The second owner will be advised.

**Electrical Vault Maintenance** – ThyssenKrupp Elevators identified the problem with the small elevator that caused it to stop working during the power outage. This will be addressed it in the next couple of weeks.

**Landscaping** – It was moved, seconded and **unanimously carried** to retain Moscone Bros. Landscaping (“Moscone”) for one more year.

**Sinking Pavers** – Moscone has been contacted to schedule the work on re-aligning of the sinking pavers under warranty.

**Cleaning the Drains throughout the Property** – The developer completed the unplugging of a couple of exterior drains where construction debris had accumulated.

**CORRESPONDENCE**

Letters have been sent to several suites requesting updated owner contact/emergency contact information and Form K.

Three letters were sent to suites on the 7th floor in the Heather building, advising them of the annoyance to their neighbours caused by their dogs running in the hallway, shedding hair, causing early wear and tear of the carpets and requiring additional cleaning of the area.

**Letter #1** – A letter was sent to a suite on the 7<sup>th</sup> floor in the Heather building regarding damage to the suite door. The tenants responded quickly and repaired the damage and re-painted the door.

**Letter #2** – A letter regarding not waiting for the gate to close at the entrance of the parkade and speeding in the parking lot was sent to a suite on the 8<sup>th</sup> floor in the Heather building. The tenant apologized in writing. The Strata Council unanimously agreed to only apply the minimum fine of \$50 to ensure that such incidents do not reoccur in the future.

**Letter #3** – A letter regarding not waiting for the gate to close was sent to the owner of a suite on the 5<sup>th</sup> floor in the Heather building. Due to the short notice, this was tabled for next meeting.

**Letter #4** – The owner of a suite of the 5th floor in the Heather building reported excessive renovation noises coming from a neighbouring suite. This noise has occurred on a regular basis for a very long time. A letter will be sent.

**Letter #5** – The owner of a suite on the 4th floor of the Avenue building reported that residents dispose their garbage (empty pop cans, food containers, papers, etc.) by disposing it in parking stalls on the way from their cars to the building entrance

**RESIDENTS ARE REMINDED NOT TO DISPOSE OF GARBAGE THROUGHOUT THE COMMON AREA.**

**BYLAW 2.3(1)(c) Which states:**

**Use of Property**

2.3 (1) *An owner, tenant, occupant, employee, agent, invitee, guest or visitor must not use a strata lot, the common property, or common assets in a way that:*  
 (c) *unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;*

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**Letter #9** – Council investigated a tailgating incident involving a suite on the 10<sup>th</sup> floor of the Heather building and having found inconsistencies in their reply letter, agreed to issue the minimum fine of \$50.

## NEW BUSINESS

**Maintenance Review** – As per the maintenance schedule provided by the developer, some exterior maintenance items pertaining to the building envelope must be checked and any repairs identified must be addressed in order to maintain the warranty.

Gateway provided two estimates from engineering companies. Upon review of the estimates it was moved, seconded and **unanimously carried** to retain VVV Engineering to proceed with the work as outlined.

The engineer will also be asked to investigate the cause of the vibration transfer from an air conditioning unit in the underground parking into a suite on the ground floor of the Heather building.

**Maintenance of Stones on the Exterior Walls of the Heather Building** – The stones have a build-up of algae and moss and the best method of maintenance is being investigated with the company that installed it. Tabled for next meeting.

**Compressor Replacement** – Two estimates have been provided for replacement of a compressor for an air conditioning unit that serves the electrical room in the underground parking. Tabled for further discussion via email.

**Pressure Washing of the Underground Parking** - Arrangements will be made to pressure wash the underground parking. Notices will be sent to residents to remove their cars for the duration of the work.

**Proposed Budget and Annual General Meeting** - The proposed budget for the next fiscal year has been discussed and some amendments made. This will be presented to the Owners for approval at the Annual General Meeting on April 19, 2010.

## FINANCIALS

**Operating Statements** – There being no errors and omissions it was moved, seconded and **unanimously carried** to approve the operating statements for October, November and December 2009 and January 2010 as circulated.

**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 charge late payment fines and place liens, plus charges, on all accounts in arrears, as per the Bylaws.

### NEXT MEETING

The next meeting will be the Annual General Meeting to be held on Monday, April 19, 2010 at 6:30pm in the community room in the Heather building (2821 Heather Street). The required Notice of the Meeting will be sent to all Owners.

### TERMINATION

As there was no further business, the meeting was adjourned at 8:55 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.**

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