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**MINUTES OF STRATA COUNCIL MEETING**  
**TAPESTRY- Strata Plan BCS 2645**  
**MARCH 28, 2012**

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

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<b><u>PRESENT:</u></b>	Michael Taylor	- Strata Council President
	Alan Ip	- Strata Council Vice-President
	Chad Colgur	- Strata Council Treasurer
	Wendy Donaldson	- Strata Council Member
	Cynthia Tomlin	- Strata Council Member
	Gord McTaggart-Cowan	- Strata Council Member
	Cristiana Vlasceanu	- Senior Property Manager Gateway Property Management
<b><u>REGRETS:</u></b>	Tom Grant	- Strata Council Member VCH

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**CALL TO ORDER**

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

**RESIDENT MANAGER REPORT:**

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

- National Hydronics replaced a failed pump motor and adjusted the temperature in the hallways of the Heather bldg;
- National Hydronics also repaired the A/C unit acting as a back-up for the transformer room; and
- several ballasts had to be replaced for the outside lighting.

**APPROVAL OF THE MINUTES OF THE STRATA COUNCIL MEETING HELD ON JANUARY 25, 2012**

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

## FINANCIALS

**Operating Statements** – There being no errors and omissions it was moved, seconded and **unanimously carried** to approve the operating statements for December 2011, January and February 2012 as circulated.

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

## BUSINESS ARISING:

**Window Cleaning** – Skywalker completed the work in January.

**HVAC System Repairs** – National Hydronics replaced the motor for the fan in the water entry room. Also, they are currently trouble-shooting the A/C unit serving the daycare and the community rooms.

**Missing Backflow Preventers** – Due to delays in obtaining the necessary parts, National Hydronics has yet to install the main backflow preventer as directed by the City of Vancouver. Funds have been allocated in the proposed budget, for this work.

**Waiver for Building Inspection Requests** – Tabled for a future date.

### **Request for Renovations in a Suite on the 10th Floor of the Heather Bldg –**

In January 2012, the owner, through a contractor, requested permission to proceed with extensive renovations that would entail major wall demolition and re-building, and removing and relocating 19 sprinkler heads. The application was incomplete and it took several weeks for the extent of the proposed renovation to become clear. The Strata Council expressed major concerns with the presentation of the proposal and with the proposed alteration of the sprinkler system. There were several discussions and a meeting with the contractor by three council members and the property manager.

Prior to the March 28 council meeting, the Strata Council decided to reject the application as presented. The council suggested that other alternatives be sought to find solutions that would avoid altering the sprinkler system.

At the March 28 meeting, three members of the council and the property manager agreed to meet again with the contractor to discuss ways to settle on a

different, less invasive renovation. The council decided to request that the owner attend that meeting in person with the contractor.

**Depreciation Report** - The depreciation report will be addressed at the same time with the 6 years building envelope review, in 2013.

### **CORRESPONDENCE**

**Letter #1** – A letter was 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. The owner responded and denied the accusation. Due to an error in the letter sent to the owner, the council decided not to take further action.

**Letter #2** – A letter was sent to a suite on the 4th floor in the Heather building regarding not waiting for the gate to close at the entrance to the parkade. No response has been received therefore it was moved, seconded and **unanimously carried** to apply a \$50 fine to this account, as this is a first offence.

**Letter #3** – A letter was sent to the owner of a suite on the 9th floor in the Heather building regarding excessive noise. The property manager of the unit responded and apologized for the problems caused by the new tenants. No further action.

**Letter #4** – A letter was sent to the owner of a suite on the 2nd floor in the Avenue building regarding an open house that contravened the Bylaws by posting signs in the common areas. The realtor apologized for the violation. No further action.

**Letter #5** – The owner of a suite on the 1st floor in the Avenue building wrote regarding the Heather Common Open Space that was supposed to have been opened by VGH across from the building. The Strata Council has no involvement in such issues and recommends that the owner take action with the City privately as they see fit.

### **NEW BUSINESS**

**Landscaping Improvements** – Moscone Bros. provided an estimate and plant options, for the South East bed along the fence. This had been previously approved by the Strata Council. Moscone also advised that they will be planting azaleas in the beds along 12<sup>th</sup> Avenue, at no cost to the Strata Corporation, to replace plants that died last year. This gesture is highly appreciated.

***Pressure Washing of Exterior and Patio Pavers*** – Most of the exterior envelope of both buildings must be washed, to remove dirt and algae growth. A walk through will take place to identify the exact areas to be addressed and two estimates will be requested.

***Sinking Pavers on the Ground Floor Patios*** – Last year several patios had the pavers re-leveled and adjusted. This year four more will be done.

***Andesite*** - The walls with andesite stone continue to be a problem and a permanent solution is being investigated. An owner suggested a specific kind of flashing be installed to partially protect the walls from the rain. The property manager has been instructed to contact the owner and to obtain more details. On a different issue, Skywalker (the window washing company) indicated that they would like to try to steam clean the stone. They will be asked to do a sample area to see the results.

***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 in April.

## **NEXT MEETING**

The next meeting will be the Annual General Meeting to be held on Monday, April 30, 2012 at 7:00pm in the community room in the Heather building (2821 Heather Street). Proper notices will be sent to all Owners.

## **TERMINATION**

As there was no further business, the meeting was adjourned at 8:45 PM.

<b>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.</b>
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