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**MINUTES OF STRATA COUNCIL MEETING**  
**TAPESTRY- Strata Plan BCS 2645**  
**AUGUST 20, 2012**

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Held at 6:45 p.m. in the Amenity Room

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**PRESENT:**

Alan Ip	- Strata Council President
Chad Colgur	- Strata Council Vice-President
Gord McTaggart-Cowan	- Strata Council Treasurer
Michael Taylor	- Strata Council Secretary
Gary Cody	- Strata Council Member
Cristiana Vlasceanu	- Senior Property Manager Gateway Property Management

**REGRETS:**

Paul Frew	- Strata Council Member VCH
Duane Laird	- Strata Council Member

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**CALL TO ORDER**

The meeting was called to order at 6:45 p.m.

**RESIDENT MANAGER REPORT:**

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

- National Hydronics performed a cleaning of the boilers and repairs to the booster pump;
- Brodan Enterprises repaired some ballasts and relocated an inaccessible light fixture in the parkade to a better location;
- National Hydronics completed the cleaning/maintenance of the A/C units;
- Rick MacDonald performed a ceiling repair on the 10th floor of the Heather building due to minor water damage caused during the washing of the building - this will charged back to Skywalker.

**APPROVAL OF THE MINUTES OF THE STRATA COUNCIL MEETING HELD ON JUNE 18, 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 June 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:

***Request for Renovations in a Suite on the 10th Floor of the Heather Building*** – The renovations are almost complete. The contractor is addressing a couple of complaints from neighbours, regarding some cracks resulting from vibrations during the work.

***Pressure Washing of the Exterior*** - Skywalker High-Rise Services completed the washing of the building exterior and the balconies. There have been three complaints regarding the quality of the work. Overall the work was done to a reasonable level.

***Andesite Stone Cleaning*** - Skywalker completed the steam washing of the andesite. The Council will be monitoring its condition over time.

***Second Annual Fire Inspection*** - Vancouver Fire completed the second in-suite inspection of the fire protection devices. The report is yet to be received.

***Bike Room and Garbage Room Cracks*** - Tabled for next meeting.

***Bike Audit*** - The bike audit has been completed. There are 13 adult bikes and 6 children's bikes unclaimed. They will be stored until the next Strata Council meeting.

***Pool Table Cover*** - Tabled for next meeting.

## CORRESPONDENCE

4 letters were sent to owners regarding balcony storage and drying clothes on the balcony. The Strata Council unanimously decided that if no response is

received within 14 days of the letters, then each strata lot will receive a fine of \$50 for this breach of the Bylaws.

**Letter #1** – A letter was sent to a suite on the 3rd floor in the Heather building regarding a tenant change that was not communicated to gateway and for which no Form K was submitted. As no response has been received from the owner, it was moved, seconded and **unanimously carried** to apply a fine of \$100 to this account.

**Letter #2** – A letter was sent to a suite on the 3rd floor in the Heather building regarding not waiting for the gates to close at the entrance to the parkade. As no response has been received from the owner, it was moved, seconded and **unanimously carried** to apply the maximum fine of \$200 to this account.

**Letter #3** – A letter was sent to another suite on the 3rd floor in the Heather building regarding not waiting for the gates to close at the entrance to the parkade. As no communication has been initiated by the owner, it was moved, seconded and **unanimously carried** to apply the maximum fine of \$200 to this account.

**Letter #4** – A letter was sent to a suite on the 3rd floor in the Avenue building regarding not waiting for the lower gate to close while exiting from the parkade. The owner responded. Based on the details, it was moved, seconded and **unanimously carried** to apply the minimum fine of \$50 to this account.

**Letter #5** – A letter was sent to a suite on the 1st floor in the Avenue building regarding tailgating and not waiting for the gate to close at the entrance to the parkade. The owner responded. Based on the details, it was unanimously agreed to take no further action.

**Letter #6** - A letter was sent to a suite on the 10th floor in the Heather building regarding not waiting for the gates to close while exiting the parkade. The owner responded. The owner will be invited to attend the next Strata Council meeting to discuss the issue.

**Letter #7** - A letter was sent to a suite on the 5th floor in the Heather building regarding not waiting for the gates to close while exiting the parkade. The owner responded. Based on the details, it was unanimously agreed to take no further action.

**Letter #8** - A letter was sent to a suite on the 1st floor in the Heather building regarding not waiting for the lower gate to close while entering the parkade. The owner responded. Based on the details, it was unanimously agreed to take no further action.

**Letter #9** - A letter was sent to a suite on the 2nd floor in the Heather building regarding a dog being allowed to urinate and defecate on the common area grass. The owner of the dog responded. Based on the details, it was unanimously agreed to take no further action.

**Letter #10** - A letter was sent to a suite on the 1st floor in the Avenue building, regarding breaching of the bylaw about open houses in the building. The realtor sent a response letter. Based on the details, it was moved, seconded and **unanimously carried** to apply the minimum fine of \$50 to this account.

**Letter #11** - A letter was sent by an owner of a suite on the 2nd floor of the Heather building g, regarding several maintenance issues. The Strata Council appreciated the input.

A couple of owners sent letters regarding the bike audit. The Strata Council took notes of the issues and will consider them in the future.

## **NEW BUSINESS**

**Cameras in the Parkade** – At the request of the Council, an estimate has been received from Action Lock and Security to install 3 cameras by each of the parkade gates. Following some discussion about other areas where cameras should be installed, it was unanimously agreed to further discuss this issue at the next meeting with the intent to include a proposal in the budget presented to the owners at the AGM in 2013.

**Waste Removal Guidelines** – It has been noted that residents still ignore the signs on the recycling bins and mix garbage with various recycling items. This results in the refusal by the waste removal company to empty the bins and in extra charges to the Strata. This is a reminder to all residents as to what items should be disposed of in the garbage bins, recycling, etc. Please see the City of Vancouver materials attached to these minutes.

**Window Washing** – It was moved, seconded and **unanimously carried** to wash the windows each year first time in April/May and a second time in September/October.

## NEXT MEETING

The next meeting will be held on Wednesday, November 2, 2012 at 6:45pm in the amenity room.

## TERMINATION

As there was no further business, the meeting was adjourned at 7:55 p.m.

**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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