
MINUTES OF STRATA COUNCIL MEETING
TAPESTRY- Strata Plan BCS 2645
JUNE 18, 2012

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

<u>PRESENT:</u>	Alan Ip	- Strata Council President
	Chad Colgur	- Strata Council Vice-President
	Gord McTaggart-Cowan	- Strata Council Treasurer
	Michael Taylor	- Strata Council Secretary
	Duane Laird	- Strata Council Member
	Gary Cody	- Strata Council Member
	Cristiana Vlasceanu	- Senior Property Manager Gateway Property Management
<u>REGRETS:</u>	Paul Frew	- Strata Council Member VCH

CALL TO ORDER

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

Prior to the meeting, Council performed a walk-through and reviewed the mechanical systems, elevator, generator, transformer, roof etc.

RESIDENT MANAGER REPORT:

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

- National Hydronics installed the last backflow preventer as per instructions from the City of Vancouver;
- Service Master completed the common area carpet cleaning; and
- National Hydronics completed the cleaning/maintenance of the A/C units.

APPROVAL OF THE MINUTES OF THE STRATA COUNCIL MEETING HELD ON MARCH 28, 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 March, April & May 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:

Missing Backflow Preventers – National Hydronics completed the installation of the main backflow preventer as directed by the City of Vancouver.

Request for Renovations in a Suite on the 10th Floor of the Heather Bldg – The Council reviewed the progress of the renovations and asked Violeta to closely monitor the work and advise of any damages to the common property. One neighbour reported some drywall damage due to vibrations. The contractor has been informed and is currently dealing directly with the neighbouring owner to address the issue.

Pressure Washing of the Exterior - Black Tie pressure washed the underground parking and the building concrete areas and walls up to the first floor. The cleaning of the upper side of the buildings was to be done by Skywalker High-Rise Services at the same time with the cleaning of the windows. Skywalker provided an estimate to do both jobs at the same time (\$8,800 for the pressure washing and \$5,050 for the window washing). The windows were washed last time in January 2012 therefore next wash will be sometime in September. Council members felt that the pressure washing of the walls should be done now, in spring, therefore the property manager has been asked to discuss the jobs being done separately. It was moved, seconded and **unanimously carried** to discuss the costs with Skywalker and proceed with the pressure washing now and the window cleaning in September, provided the cost of each item wont increase too much if done separately.

Andesite Stone Cleaning - As per suggestions at the AGM in April, Morrison Hershfield Engineering has been contacted and asked for advice regarding the maintenance for the andesite. They recommended that sealer be applied on the stone however this is contrary to advice previously received from companies that

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work specifically with andesite. Council reviewed again the estimate from Skywalker to steam clean the exposed andesite walls. It was moved, seconded and **unanimously carried** to proceed with the steam cleaning as soon as possible. The results will be monitored.

Sinking Pavers on Ground Floor Patios and Courtyard - Nuwest completed the leveling of pavers in the two worst areas in the courtyard as well as in the patios of six ground floor suites.

CORRESPONDENCE

6 letters were sent to owners regarding storage in the parking stalls. All items were promptly removed by the owners.

2 letters were sent out to owners regarding lack of Form K's. One form was since received; the other one is still being looked into.

Letter #1 – A letter was sent to a suite on the 4th floor in the Avenue bldg regarding switching three different cars between the resident parking stall and the visitor parking areas. Based on the fact that no response was received from this owner and that this is a repeat offence (multiple warnings were issued, cars were towed away several times etc) it was moved, seconded and **unanimously carried** to apply the maximum fine of \$200 to this account.

Letter #2 – A letter was sent to a suite on the 2nd floor in the Avenue bldg regarding not waiting for the gate to close at the entrance in the parkade. The owner responded. Based on the details in the response letter, it was moved, seconded and **unanimously carried** to apply the minimum fine of \$50 to this account.

Letter #3 – An owner reported a similar security breach by another owner in the Avenue bldg. A letter will be sent.

Letter #4 – An owner in the Heather bldg suggested that Council investigate and implement a battery recycling program. Council members felt that it is the responsibility of each individual owner to address the disposal of batteries and contact one of the several centers specializing in this kind of work.

Letter #5 – The owner of a suite on the 9th floor in the Heather bldg reported some wall damage due to the renovations in the suite on the 10th floor. The contractor will contact the owner and address the concerns.

Letter #6 - The owner of a suite on the ground floor in the Avenue bldg held an open house in contravention of the Bylaws. A letter has been sent and will be discussed at the next meeting.

NEW BUSINESS

Maintenance of the Park by VCH – At the request of the Council, a letter was sent to VCH inquiring about the status of the maintenance of the park in general (dead trees, replacing paving stones) and in particular about the time frame of fixing the "sinkhole" in the ground, south of the Avenue bldg. VCH responded that the work has been scheduled for the third week of July. More details will be requested from Paul Frew, the VCH representative on the Strata Council.

Annual Fire Inspection – Vancouver Fire completed the annual fire inspection and several repair items have been identified. It was moved, seconded and **unanimously carried** to proceed with the repairs and with a second inspection for the 34 suites that did not provide access the first time. Due to the importance of the fire equipment, the Council unanimously decided not to charge back the residents for this second inspection.

Council decided that next year residents who do not make arrangements for the mandatory fire inspection will be charged the cost of any required follow-up inspections.

Bike Room Crack and Garbage Room Crack – Some cracking has developed in the floor of the garbage room of the Heather bldg and in the floors of bike room #s 4 & 6 as well as in one area in the driveway. It was moved, seconded and **unanimously carried** to retain Rick MacDonald to complete the repairs.

Bike Rooms - There have been two attempted break-ins in the bike rooms. Several bikes have been damaged and one was stolen. Based on the details of the incident it is assumed that the vandals entered the building through the main parking gate (there was no damage to the bike rooms beyond the second garage gate). Residents are reminded to be vigilant and not to allow strangers into the building.

Council decided to perform an audit of the bicycles in the bike rooms. Stickers will be purchased and residents will be notified to use the stickers to identify their bikes. Any bikes not identified by the due date will be disposed of.

Pool Table - The property manager has been instructed to look into purchasing a hard cover for the pool table to protect it from damage.

NEXT MEETING

The next meeting will be held on Monday, August 20, 2012 at 6:45 pm in the amenity room.

TERMINATION

As there was no further business, the meeting was adjourned at 7:45 pm.

<p>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.</p>
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