

**MINUTES OF COUNCIL MEETING
STRATA PLAN VR-264
March 12, 2009**

HELD: #102 – 1234 Pendrell St, Vancouver

PRESENT:	Sandra Barsky	Unit #304
	Nancy Black	Unit #405
	Dianne Dary	Unit #102
	Biagio Galle	Unit #403
	Tim Hansen	Unit #404
	Kevin Morgan	Unit #204
	Phillipe Varrier	Unit #203

CALL TO ORDER

The meeting was called to order at 7:11 p.m., at which time, all 7 members of the council were present,

APPROVAL OF MINUTES OF LAST MEETING

It was moved and accepted to approve the minutes of the last meeting. Unanimously.

ELECTION OF OFFICERS

President:	Kevin Morgan	Unit #204
Vice-President:	Sandra Barsky	Unit #304
Treasurer:	Tim Hansen	Unit #404
Secretary:	Biagio Galle	Unit #403

The above names were put forward for the various positions and were voted in unanimously as the elect officers for Strata Council for 2009.

FINANCIALS

Treasurers Report: The Treasurer reported that he is still unable to audit the reports due to lacking information. Based on that, he is recommending that the statements not be approved until IPM provides cheque reconciliations; and, that monies collected from the Special Levy are transferred from the Operating Budget to the proper VanCity accounts.

SPECIAL LEVY ACCOUNTS

Council will write a letter to IPM to discuss issues with accounting procedures. Upon the recommendation presented by the Treasurer in his report, it was decided to table the financials until reviewed more closely. It was also discussed/approved that we will ask IPM to forward to the Strata Treasurer, all postdated cheques for the special levy and Council will deposit these directly into the appropriate strata Vancity Account.

TERMINATION OF IPM

Council will get together the day after the meeting to draft a letter to send to IPM to terminate (2 months notice) their services and outline their responsibilities to Strata VR264 until that time.

BUSINESS AT HAND

Choosing a New Property Management Company & CHOA Membership

Council contacted seven property management companies and received 4 proposals to review. Council discussed criteria for a new management company:

- price
- location of office
- number of meetings per year
- number of site visits per month
- special project fees / involvement
- contact / availability with contractors (contractor relationships).

Council will sign up VR264 with CHOA to obtain further information on these companies and create a spreadsheet to weigh council's criteria. Council will narrow it down to two companies and arrange meetings to further discuss.

Parkade Cracks and Repairs – TNC Restoration

TNC Restoration is waiting for the next large rainfall to inspect the parkade. A Council member will contact TNC during the substantial rainfall forecasted next week.

TNC installed metal screens around sump pump to prevent debris from clogging again.

Tree Removal

Council discussed the trees around the building. The North East corner of the lot may need to be addressed to properly deal with the parkade repairs. Council will review the arborist report and discuss at the next meeting.

Chimney Cleaning

Dickens was in the building on March 1st and inspected all 29 chimneys. It was decided to inspect all chimneys but only clean the ones that required it. Four of the 29 chimneys required cleaning. This saved strata over \$400. Upon inspecting stacks on the roof, Dickens reported that drains on the roof need to be cleared and that there is an abundance of moss and water present on the roof.

Council will contact roofing companies to discuss moss killer, or moss removal options (pros/cons).

Balcony Repairs #103 and #104

Council will contact the second restoration company to get clarification on the second quote since it was drastically lower than the first quote. Both quotes outline torch-on application. Further details are needed before proceeding.

Mailbox Replacement

Council will advise IPM to gather quotes for replacing mailboxes.

Garage Key Entry

Council discussed the deterioration of both locks on interior and exterior of the garage door. We will obtain quotes from Advanced Technology for replacing both key boxes.

Yard Trimming Bin

The city will not accept a key to access yard trim bin on collection days. Bin must to be placed outside on collection days. Collection schedule is located on bulletin board in laundry room. **Reminder: This bin is for yard trim only - not composting.** There is concern of the bin being stolen when sitting in the alley on collection day. If you see the bin outside please bring it in, once it is empty.

Federal Government Rebate for Home Improvement

A council member will inquire if the balcony restoration planned for 2010 is eligible for this rebate.

Vendor Phone List

Council will work on a vendors list so all council members have emergency numbers.

NEXT MEETING

The next meeting is scheduled to be held on May 26, 2009 at 7:00pm at #102-1234 Pendrell Street, Vancouver.

TERMINATION OF MEETING

As there was no further business to discuss, the meeting was adjourned at 8:20pm.

