

2009

MINUTES OF THE STRATA COUNCIL MEETING OF VR 134 held on Tuesday, March 24, 2009 immediately following the Annual General Meeting of The Owners, Strata Plan VR 134 held within the lobby of 1790 West 11th Avenue, Vancouver, British Columbia

In attendance:

104 Nancy Fiddes
202 Alex Tang
204 Eva Mendez
205 Melissa Carr
301 Paco Cauley
302 Doyin Shaba

Raymond Jang R. JANG & Associates Ltd.
Rebecca Mu R. JANG & Associates Ltd.

Regrets:

304 Julia Vidakovic

The meeting was called to order at 8.20 PM.

2009-10 Strata Council President

It was moved, seconded (Alex, Doyin) and **CARRIED UNANIMOUSLY** to elect Paco Cauley as the 2009-10 Strata Council President.

It was moved, seconded (Eva, Doyin) and **CARRIED UNANIMOUSLY** to elect Alex Tang as the 2009-10 Strata Council Treasurer.

There being no further business the meeting was adjourned at 8:30 PM.

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MINUTES OF THE STRATA COUNCIL MEETING OF VR 134 held on Thursday, April 16, 2009 @ 7:00 PM within the lobby of 1790 West 11th Avenue, Vancouver, British Columbia

In attendance:

301	Paco Cauley	Council President
202	Alex Tang	Council Treasurer
104	Nancy Fiddes	
204	Eva Mendez	
205	Melissa Carr	
302	Doyin Shaba	
304	Julia Vidakovic	

Raymond Jang	R. JANG & Associates Ltd.
Rebecca Mu	R. JANG & Associates Ltd.

The meeting was called to order at 7.05 PM.

1. Approve minutes of March 24, 2009 and February 24, 2009 Council Meetings

It was moved, seconded (Julia, Paco) and **CARRIED UNANIMOUSLY** to approve the minutes of the March 24, 2009 and February 24, 2009 Council meetings as circulated.

2. Financial Review

Financial statements are provided to the Strata Council Treasurer on a monthly basis. The package includes:

- *Balance Sheet*
- *Income Statement- current month*
- *Income Statement – year to date*
- *Aged Overdue Receivables Summary*
- *Aged Overdue Payables Summary*
- *General Ledger*
- *Bank Statement*
- *Bank reconciliation*

To the extent the strata corporation's year-end was February 28, 2009 the most recent financial statements remain the year-end statements. Accordingly there was no review of the finances at this meeting.

Key figures as at February 28, 2009:

Bank – Operating Fund	\$ 6,419.18
Bank – Contingency Reserve Fund -	\$30,408.51

Operating Fund	nil
Contingency Reserve Fund	\$31,916.14

3. **Old Business**

East side fence – Letter has been sent to the neighboring property to advise that their fence is a potential hazard

Sewer line cleaning – Quote received from Milani Plumbing. Awaiting second quote from Roto Rooter

REMINDER

Please do not deposit discard items, such as dental floss, into the toilet as this will plug the sewer lines.

4. **Correspondence received** - none

5. **New Business**

Petty Cash - \$200 in petty cash was returned by the 2008-09 Council Treasurer, Nancy Fiddes

Common property keys – Three sets of keys for common property doors were returned by the 2008-09 Council Treasurer, Nancy Fiddes. Council agreed to keep two sets as follows:

- 301 Paco Cauley Council President
- 202 Alex Tang Council Treasurer

The remaining set is held by the Strata Manager's office.

Boiler maintenance – Strata Manager to solicit quote for maintenance of boiler

Landscaping – the 2009-10 budget includes an increase in this expense category. Council would like to embark on landscaping improvements such as trimming of trees and bushes. The Strata Manager will source the landscaper used by the Strata Manager's office at another property within the neighborhood. Julia agreed to liaise with the landscaper.

Interior painting – Council considered the idea of repainting interior hallways including whether it would be feasible to have this work completed by owners. Council will continue to investigate this matter with a tentative schedule of end of summer.

Exterior lobby posts – One post, possibly supporting a balcony, appears to be in need of maintenance or replacement. If necessary, Council agreed to replace both exterior posts (to ensure consistency in appearance). Strata Manager will retain a contractor.

Unit #102 patio deck – Deteriorated wood deck pieces on this patio have been replaced, where necessary

Parking stall allocations – Council queried whether there is a current list of parking stall assignments. The Strata Manager will send out a survey if there is no such list.

Locker room storage - There are items being stored in the “common” area portion of the locker room. This may be a contravention of the Fire Code and can make it difficult for some owner to access their lockers. Members of Council agreed to speak with owners and residents, as required.

There being no further business the meeting was adjourned at 8:30 PM.

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REMINDERS

Minutes:

These minutes are legal documents and may be required when you decide to sell your strata lot. Please keep these minutes in a safe place. If additional copies of these minutes are required a fee will be charged as allowed for under the Strata Property Act

After Hours Emergencies:

In the event of an “after hours common area emergency” all owners and residents are reminded to call the strata manager’s office @ (604) 738-1010. Follow the instructions for “repairs and maintenance” and leave a detailed message when prompted. Then, please turn off any “call block” features you may have on your telephone line to allow our staff to return your page and please refrain from using your telephone until your page is returned.

Strata Meeting – July 14, 2009

In attendance: Julia, Doyin, Eva, Alex, Melissa

Meeting called to order: Doyin; Seconded by Julia

1. Discussion on who should and should not be included in strata communications
 - Reminder not to include non-strata members or strata members involved in issue at hand in strata communication emails
2. Noise bylaws
 - What is the role of strata?
 - Ask owner of suite to communicate directly with person of issue
 - Burden of proof lies with person with complaint
 - We need to consider poor building insulation
 - Our building bylaws state 9 p.m. while city bylaws are 10 p.m.
 - We will bring out bylaws to match city bylaws
3. Communication to strata president Paco
 - As Paco is away much of the time and cannot regularly check his emails, we will ask owners to send all communications to Paco and CC Raymond (building manager) in emails so that Raymond can forward any important items to the rest of the strata council
 - All notices, complaints, issues to be addressed need to be put in writing
 - Both of these items will be sent to all building owners
4. Telus poles on our side lawn
 - One pole has now been removed and other remains
 - Raymond (currently on holidays) is following up with Telus
5. Balcony posts at front entrance
 - Raymond will get other quotes
6. Maintenance of building
 - Strata needs to create a list of what needs to be done for the regular maintenance of the building
 - Melissa will ask Nancy (see addendum)
7. Parking list
 - Julia will follow up with Raymond regarding a promised list for which tenants have which parking spaces in garage.
8. Random people buzzing to be let into building
 - Reminder to tenants not to buzz in or allow entry to anyone who you do not know. There have recently been people trying to gain entry to the building who do not live in the building and who have been randomly buzzing suites to try to gain access.
9. Decision for strata to meet every 2 months

Call to close meeting by Julia, seconded by Doyin