

Strata VR1382

**Minutes of the Council Meeting held
Friday, October 5, 2007 at 7:00 p.m.
Suite 301-1232 Harwood Street**

**Notice:
Annual General Meeting
Tuesday, November 27, 2007 at 7:00 p.m.
Suite 301-1232 Harwood Street**

Present: Brian Groff (President) from 301, Arpal Dosanjh from 402, and John Irwin (Secretary) from 205.

1. The meeting was called to order at 7:00pm.
2. The minutes of the meeting on May 29, 2007 were approved.
3. Arpal Dosanjh has contacted the strata's lawyer about bylaw wording for the allowance of rental units, the responsibility for leaks in the building, and the possibility of becoming a smoke-free building (as was discussed at the last AGM). Council allotted \$350-\$450 for a letter and up to \$700 for bylaw wording and all other legal fees and charges for preparation for the next AGM.
4. The budget has been prepared and is ready for approval at the AGM.
5. The remainder of the PST rebate from the building envelope repairs (\$23,000) has been moved into the contingency account where it will generate a higher return.
6. For the benefit of all residents, those who are new to the building should be aware that noise travels quite easily in our wood-frame building—please be considerate of others.
7. The cause of the water entering the storage room was found and fixed. A roofing firm, Gentech, checked out the roofs. They found no leaks there, and estimate that they have 4-5 years life left. It was probable that the water that came into one of the units last late fall early winter was a case of driving rain splashing up under the bathroom fan vent cap. There has been no water discovered in this unit since the first time.
8. Council voted unanimously to end the required move-in fee of \$400.
9. The residents of suite 204 have been granted permission for a washer and dryer (condensation model, vents into the unit).

10. The building plumber will be called because toilets in some units in the front building occasionally partially empty their bowls by themselves.
11. There are quite a few rodents residing across the lane, council will write a letter to the building's management firm requesting that action be taken to remedy this.
12. A composter will be purchased from the city for the leaves and yard waste. It will be located at the rear of the building.
13. The meeting was adjourned at 8:00 and the next meeting will be set by Council for later in the fall 2007.

Please keep these minutes as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws or other records that have been distributed will be at the expense of the owner and not the Strata Corporation.

2007-2008 Budget VR 1382 1232 Harwood Street

Income	
Maintenance Assessment	\$39,264.00
Laundry	\$4,000.00

Total	\$43,264.00
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Expenses	
Accounting	\$2,400.00
Bank Charges and Interest	\$50.00
Building Repairs - Exterior	\$1,000.00
Building Repairs - Interior	\$1,000.00
Depreciation	\$700.00
Electricity	\$7,714.00
Elevator Maintenance	\$2,700.00
Enterphone Maintenance	\$500.00
Fire Protection	\$2,000.00
Insurance	\$8,000.00
Janitorial	\$5,700.00
Janitorial Supplies	\$400.00
Landscaping	\$400.00
Legal	\$1,000.00
Miscellaneous	\$200.00
Office Supplies	\$200.00
Pest Control	\$700.00
Power Washing	\$0
Property Tax	<u>\$0</u>
Refuse Removal	\$1,500.00
Utility Tax	\$0
Washer / Dryer Maintenance	\$250.00
Window and Carpet Cleaning	\$550.00
Water & Sewer	\$3,000.00
Transfer to Contingency Reserve	\$4,000.00
Total	\$43,264.00

Net Income (Deficit)	\$0
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Changed line items are in bold.

HARWOOD TERRACE STRATA CORPORATION VR1382

INCOME STATEMENT

Prepared Without Audit For The 4 Months Ended October 31, 2007

	Current Month	Year-to- Date	Budget Y-T-D	Variance
REVENUE				
Maintenance Assessment	3,352.31	13,409.24		13,409
Special Assessment	0.00	0.00	0	0
Laundry Revenue	0.00	1,305.00	0	1,305
Miscellaneous Income :Fines	0.00	0.00	0	0
:Move In/Out Fees	100.00	100.00	0	100
:Form Fees	40.00	40.00	0	40
:Other	0.00	0.19	0	0
Interest Income	799.01	806.54	0	807
(1) TOTAL REVENUE	4,291.32	15,660.97	0	15,661
EXPENSES				
Accounting	200.00	800.00	0	800
Bank Charges and Interest		0.00	0	0
Building Repairs - Exterior	0.00	0.00	0	0
Building Repairs - Interior	40.05	1,271.89	0	1,272
Depreciation	255.00	1,020.00	0	1,020
Electricity	596.50	2,422.38	0	2,422
Elevator Maintenance	217.95	871.80	0	872
Enterphone Maintenance	0.00	0.00	0	0
Fire Protection	0.00	0.00	0	0
Insurance Appraisal	0.00	0.00	0	0
Insurance	568.00	2,272.00	0	2,272
Janitorial	450.00	1,800.00	0	1,800
Janitorial Supplies	0.00	0.00	0	0
Landscaping	25.91	25.91	0	26
Legal	0.00	0.00	0	0
Miscellaneous	31.12	31.12	0	31
Office Supplies	0.00	16.54	0	17
Pest Control	56.71	224.04	0	224
Power Washing	0.00	0.00	0	0
Property Tax	0.00	0.00	0	0
Refuse Removal	67.67	346.70	0	347
Utility Tax	0.00	0.00	0	0
Washer/Dryer Maintenance	0.00	0.00	0	0
Water Damage Claim	0.00	0.00	0	0
Water and Sewer	0.00	0.00	0	0
Window and Carpet Cleaning	0.00	609.50	0	610
Total Cash Disbursed	2,508.91	11,711.88	0	11,712
Transfer to contingency reserve	0.00		0	0
(2) TOTAL EXPENSES	2,508.91	11,711.88	0	11,712
(3) NET OPERATING GAIN/ (LOSS)	1,782.41	3,949.09	0	
(5) RETAINED STRATA FEES (June 30/07)	0.00	26,339.70		
(6) TRANSFER TO RESERVE	0.00	25,000.00		
(7) TRANSFER FROM RESERVE	0.00	0.00		
(8) RETAINED STRATA FEES (OCTOBER 31/07)	0.00	1,339.70		

HARWOOD TERRACE STRATA CORPORATION VR1382
BALANCE SHEET
Prepared Without Audit As At October 31,2007

ASSETS

CURRENT ASSETS

Bank Account	: Royal Bank	0.00	
	: Van City - account #338202	7,984.25	
Prepaid	: Insurance	2,459.00	
	: Strata Fees	0.00	
	: B.C. Hydro	0.00	
Accounts Receivable	:	0.00	
	: Strata Fees	153.62	
	: Other	0.00	
Investment: Van City Shares		62.04	
Investment: Contingency Reserve-VanCity		58,000.00	58,062.04

TOTAL CURRENT ASSETS

68,658.91

FIXED ASSETS

Fence	11,762.30		
Less Special Assessment	11,762.30	0.00	
		0.00	
Water Tanks	6,072.35		
Washers and Dryers	5,310.76		
Enterphone	3,905.05		
	15,288.16		
Less Accumulated Depreciation	14,909.00	379.16	

NET FIXED ASSETS

379.16

TOTAL ASSETS

69,038.07

LIABILITIES

CURRENT LIABILITIES

Accounts Payable	: Prepaid Strata Fees	155.73	
	: Damage Deposit - Bekkering	0.00	
	: Miscellaneous	279.05	
	: Door Key Deposits	3,952.00	
	: Garage Door Openers	1,362.50	

TOTAL CURRENT LIABILITIES

5,749.28

EQUITY

CONTINGENCY RESERVE	0.00		
INVESTMENT - VANCITY	58,000.00		
CONTINGENCY RESERVE as at October 31/07		58,000.00	
RETAINED STRATA FEES SEPTEMBER 30,2007		5,288.79	
	0.00		
	0.00	0.00	

TOTAL STRATAHOLDERS EQUITY SEPTEMBER 30/07

63,288.79

TOTAL LIABILITIES AND EQUITY

69,038.07

Not wanted

Items banned from Metro Vancouver garbage beginning Jan. 1:

- Vehicle tires
- Oil, oil filters and empty containers
- Yard trimmings and green waste, including Christmas trees
- Blue box recyclables
- Beverage containers (except milk cartons)
- Medications/pharmaceuticals
- Corrugated cardboard
- Newsprint
- Office paper
- Gypsum drywall
- Car batteries
- Electronic waste such as computers, printers and TVs
- Paints, solvents, flammable liquids, gasoline, pesticides and other household hazardous waste.

To find out where to dispose of these items, visit www.rcbc.bc.ca or call 604-732-9253.

Strata VR1382

Minutes of the Annual General Meeting held Monday, December 3, 2007 at 7:00 p.m. Suite 301-1232 Harwood Street

Present: Owners of Suites 204, 205, 301, 304, 305, 306, 402, 502;

Proxies: Owners of Suite 102;

Regrets: Owners of Suites 101, 103, 104, 201, 202, 203, 206, 302, 303, 401,
403, 404, 501.

1. The meeting was called to order at 7:05.
2. It was determined that a quorum was present.
3. The minutes of the AGM of November 1, 2006 were adopted.
4. The outgoing council reported on financial and other matters.
5. The 2007/2008 budget was unanimously adopted with some minor revisions.
6. The language was introduced for the proposed no smoking bylaw, and the incoming council will determine whether to proceed with it.
7. The owners of suite 403 will be sent a letter about the painted over fire alarm sensor, or the strata will have it reconnected.
8. The strata's lawyer gave an opinion that the grandfather clause for the allowance of rental units was not in effect. Therefore, the current units that are being rented are not grandfathered as per the original City of Vancouver documents. The incoming council will decide how proceed with this issue.
9. The owner of suite 501 will have to provide .
10. The meeting was adjourned at 8:00 and the next meeting will be set by Council for early in May 2007.

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