

MINUTES OF COUNCIL MEETING**THE STAR OF KITSILANO
STRATA PLAN LMS2329**

HELD: Wednesday October 10th at 7:00 p.m. in Suite # 421– 2680 West 4th Avenue, Vancouver, BC.

PRESENT:

John Woo	Treasurer	2666 West 4 th
Nicole Makila		Suite 421
Karen O'Brien	Vice President	Suite 407
Krassimir Stamenov		2668 West 4 th
Wendy Smith	Secretary	Suite 212
Stacy Scott	President	Suite 203

AGENT: Charles Bristow, RE/MAX Property Management Services

CALL TO ORDER: 7:11 p.m.

APPROVAL OF PREVIOUS MINUTES

It was moved, seconded, and carried to adopt the Minutes of the Council Meeting held Wednesday August 29th 2007

FINANCIAL REPORTS

1. **Financial Statements:** After reviewing the financial statements, it was moved, seconded, and carried to approve the statements for the month of August, 2007. As of the end of August 2007, the strata corporation had \$31,206.46 in its operating account and \$167,210.81 in the contingency reserve fund.
2. **Accounts Receivable:** Total accounts receivable, as of the end of August, 2007, was \$4,017.90.

BUSINESS ARISING

- 1 **Plumbing Assessment:** The Property Manager reported that a second set of reminders had been dropped at each unit on the 2nd and 4th floors with regard to the **Saturday October 13th** plumbing inspections which will occur between 10 00 a.m. and Noon that day.
- 2 **Roof Detail Update:** The Property Manager reported that the caulking, roof trim painting and the installation of protective corner flashings has now been completed.
- 3 **Fire Inspection Update:** The Property Manager reported that the second set of inspections had been completed and that the building had received a passing grade on Fire Safety for this year. Some discussion was had with regard to the possibility of having the inspections done between 5.00 p.m. and 7.00 p.m. next year providing this does not incur too much of an increase in cost.
- 4 **Power Washing and Skylight Update :** The Property Manager reported that these jobs had been completed but received feedback with regard to some remaining power washing needing to be done at the rear of the building. A "post meeting" inspection with 2 council members corroborated this and arrangements have been made to have this remaining work done.
5. **Garbage/Recycling Update :** With the continuation of the City wide strike the building is struggling to cope with the problems that this has created. After considerable discussion it was recommended that the location of a local recycling depot be put in the minutes and that residents be encouraged to drop off their own recyclables wherever possible. It would also be a good idea to knock on your neighbors' door if you are heading to the depot to perhaps see if they have anything you could take along at the same time. The nearest accessible recycling depot is just north of 1st Avenue between Main and Clarke across from the big Home Depot which is on the south side of the road. Post Strike note:- (With the strike now over residents are asked to allow time for the recycling back log to be dealt with and to refrain from overloading the system)
6. **Window Cleaning Update:** The Property Manager received overall positive feedback on the work recently performed by Men in Kilts and it was noted that these guys do, indeed, actually "wear kilts"!

NEW BUSINESS

1. **Pets:** Discussion was had with regard to recent discovery of dog excrement in one of the hallways. It "almost" goes without saying that this is completely unacceptable and that all pet owners are reminded that they are entirely responsible for ensuring that any such "accidents" are promptly cleaned up. Pet owners are also reminded that dogs **MUST BE LEASHED** while inside the building and in the elevators.

2. **Awning Wording Application** : The owner of 2668 received permission to have lettering placed on his awning that was congruent with neighboring awnings and was also given permission to have the "skirt" temporarily removed to have this work performed.
3. **Separate CRF Bank Accounts** : At the request of the Treasurer, the Property Manager reported that two separate bank accounts could be opened to allow the Financial Statements to show each Contingency Reserve Fund separately. There are now three such funds (Commercial, Residential and Common). The additional monthly management cost for having these extra accounts would be \$75.00 . After discussion it was approved that these new bank accounts be opened commencing in November 2007.
4. **Bike Storage Room** : It was noted that some items, other than bikes, were being stored in the Bike room and residents are warned that any such items are liable to be removed without notice.

CORRESPONDENCE

1. **Charge Back**: Letter to an owner re charge back resulting from plumbing leak in their unit.
2. **Parked Vehicle**: Letter received regarding a car that consistently parks in the handicapped spot at the rear of the building. A warning will be issued prior to towing if this continues. Requests from two units re internal renovation of a non structural manner...granted.
3. **Elevator Door**: A letter was received questioning the "safety function" of the elevator doors when they touch someone who is in the doorway. The Property manger reported that the system had been checked as is functioning as intended.
4. **Dog Mess**: A complaint was received regarding dog feces in the hallway (see above).

ADJOURNMENT

There being no further business, the meeting was adjourned at 8.24 p.m. The next meeting will be held at 7.00 p.m. on Monday November 19th in suite # 407.

All comments, concerns and suggestions for the strata council or management can be mailed, emailed or faxed to:

**RE/MAX Property Management Services
Suite 110 – 6086 Russ Baker Way**

**Richmond, BC V7B 1B4
Attention: Charles Bristow**

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