

**STRATA PLAN LMS 1447  
"THE ROSEMONT"  
2271 BELLEVUE AVENUE  
WEST VANCOUVER, BC**

**STRATA COUNCIL MEETING MINUTES**

**TUESDAY, JANUARY 29<sup>TH</sup> 2008 @ 5:00pm**

Thanks to Ian Henley 101E

<b>Present</b>	- Ian Henley	101E	President
	Brian Parker	307W	Vice President
	Jean Forsyth	401E	Secretary
	Gaye Mclenaghan	501E	Landscaping
<b>Regrets</b>	Shirley Curtis	405W	Treasurer

**1. Call to order** Ian Henley called meeting to order at 5:10pm

**2. Minutes** of previous meeting set aside to next meeting.

**3. Garage opener** – Brian Parker has obtained estimate from Valley Door Ltd for \$435.37 installed and recommended approval. This would allow the door to be opened manually in case of power failure and include (a) new garage door J-arm complete with quick release mechanism to allow door to be opened manually without tools, and (b) manually operated chain hoist to open the door after the J-arm is released.

**Replace windows with failed seals** – Brian obtained from Capilano Glass estimates in the total of \$3,010.72 for the following suites 201 (3 units), 302 (3 units), 308 (1), 307 (1), 405 (2), 504 (3), 301 (2), 506 (1)

M & S Gaye McLanaghan and Ian Henley – Carried

Informal discussions took place.

**Meeting adjourned** - 5:45pm



**STRATA COUNCIL MEETING MINUTES, BRIEFS & RESOLUTIONS**  
**STRATA PLAN LMS 1447 - ROSEMONT**  
 Tuesday, January 8, 2008 at 5:00PM  
 ##401 – 2271 Bellevue Avenue, West Vancouver, BC, V7V 4X1

**IN ATTENDANCE**

Ian Henley #101E President  
 Brian Parker #307W Vice-President/Building  
 Jean Forsyth #401E Secretary  
 Shirley Curtis #405W Treasurer  
 Gay McLenaghan #501E Landscaping

Aaron Simmer Carriage Management, Inc.

**GUEST IN ATTENDANCE**

Denis Cressey #402E

Prior to commencement of the meeting Ian Henley asked for additional items for the Agenda.

**1. CALL TO ORDER**

Aaron Simmer called the meeting to order at 4:55P.M.

**2. APPROVAL OF THE PREVIOUS MEETING MINUTES**

The minutes of the Strata Council meeting held November 27, 2007 and December 18, 2007 were reviewed. After discussion, it was Moved/Seconded (Henley/Curtis) to approve the Minutes. Carried.

3. <u>Business Arising From The Previous Meeting Minutes</u>	Action
a) <b>CARRIAGE MANAGEMENT CONTRACT</b> – Ian Henley reported that the Agency Agreement has been signed and delivered to Carriage Management. A signed copy is also retained by Council.	
b) <b>MERIDIAN LANDSCAPING</b> – It was reported that as of the beginning of January 2008, Meridian Landscaping has been contracted to perform landscaping services. Shirley Curtis presented a signed copy of the contract which will be retained at the offices of Carriage Management.	
c) <b>DRYER VENT CLEANING</b> – Gay McLenaghan reported that the dryer vent cleaning has been scheduled for Thursday, January 17, 2008 and being performed by Power Vac for an approximate cost of \$45/unit.	<b>NOTE</b>
d) <b>WATER PROBLEM</b> – Brian Parker reported that on the east building, on the right hand side entrance, the awning requires an eaves trough of some kind to help move water away from the front door. There is also a landscape sprinkler which is spraying against the building and there is a drainage problem near the east building entrance from Marine Drive. The sprinkler can be addressed by the sprinkler company or the	<b>Council / Agent</b>

landscaper. The drainage problem will be examined by a drainage expert to offer suggestions and cost to address. It was also reported that a technician will be attending later in the week to inspect the area above parking stalls 26 and 27.	
e) <b>PATIO DRAINS</b> – All Owners are reminded to ensure that the drains on their patios remain free of debris. Council requested it be duly noted in the minutes that damage resulting from Owners not keeping their drains clear may result in the cost for remediation being charged to their unit. <i>Any noted pooling should be reported immediately to Strata Council or Carriage Management.</i>	<b>NOTE</b>
f) <b>WINDOW REPAIRS</b> – Brian reported on cost for further window replacement. Of the Special Assessment for some window replacement, there is approximately \$7,000.00 left. Brian volunteered to follow-up with glazier to address the outstanding units that require replacement.	
g) <b>FOUNTAIN WINTERIZING</b> – To the collective memory of the Council Members, no time can be remembered when the fountain was winterized.	
h) <b>GARAGE DOOR</b> – Council discussed process for manually opening the garage door. After more discussion, Brian volunteered to investigate a price to install a manual pulley station so that the garage door can be opened and closed in the event of a power outage.	<b>Council</b>
<b>4 CORRESPONDENCE</b>	
Council discussed letters received from Ascent Management indicating the strata corporation was no longer receiving “preferred” client rates from Waste Management, CMW Insurance Services, and Normac Appraisals.	
<b>5 NEW BUSINESS</b>	
a. <b>LOBBY RENOVATION</b> – Gay provided a brief overview of the Lobby Renovation Project to date for the Strata Agent. After discussion, the Lobby Renovation Committee was requested to submit a cost breakdown for the project for further consideration.	
b. <b>BUILDING MATTERS</b> – The following building matters were noted and will be addressed/investigated: <ul style="list-style-type: none"> <li>➤ Leak by patio door of #502E.</li> <li>➤ Leaky hose bib at West Side entrance.</li> <li>➤ Window handles are the responsibility of the Owner to replace if they are broken.</li> <li>➤ West elevator door appears to be taking too long to open. (The situation will be monitored.)</li> </ul>	
c. <b>WATER SHUT-OFFS</b> – Council discussed location of water shut-offs for each unit. There does not appear to be a consistent to location for these important shut-offs. In the event of a water problem, knowing where these shut-offs is vital. After discussion, Brian and Ian volunteered to do some investigation into this matter. <i>All Owners are encouraged to locate these shutoffs.</i>	<b>PLEASE NOTE</b>

<b>6. FINANCIAL REPORT</b>	
a. Shirley Curtis presented a brief Financial Report noting approximately \$46,000.00 in the Contingency Reserve Fund, which is the amount remaining after the boiler installation was paid for. The Strata Agent reported that full financial information has yet to be received from Ascent Management. After further discussion, Council requested that the Agent review the financials when they are made available and make recommendations in regard to the Contingency Reserve Fund.	

**7. ADJOURNMENT AND NEXT MEETING**

There being no further business to transact the meeting adjourned at 6:20P.M. The next scheduled meeting is **Tuesday, March 4, 2008 starting at 5:00P.M in unit #401E.**

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