

MINUTES OF COUNCIL MEETING STRATA PLAN VR232 HELD MONDAY  
JANUARY 29/07 at 10:00 A.M. IN THE MEETING ROOM - 2090 Argyle Ave.

Present: R. Clough, W. Lusk, K. Sinclair, J. Stubbs, H. Schnurr

A welcome was extended to new Council member Judy Stubbs and a thank you to May Gaudin for her many years of activity as a member of the Strata Council.

Election of Council officers for 2007 - President - H. Schnurr, Vice-President - Ken Sinclair.

MINUTES of the last Council meeting held Nov.20/06 were approved by K.Sinclair and seconded by R. Clough.

FINANCIAL STATEMENT DEC.31/06

The Dec.31/06 statement was recently received and reviewed and the accounting method was questioned as to the \$18,000. Special Assessment and related invoices covering repairs to the north planter boxes. Council feels these accounting entries should be shown on the Revenue and Expense statement under "assessments-special" and the applicable invoices under the expense item "building improvements". The contingency fund should not be used for this purpose. In this way the Owners and/or others could better follow these transactions. C & C will be requested to adjust these items and issue a new Dec.31/06 financial statement.

NEW BUSINESS

- effective January 15/07 C&C has hired another garbage collection company at a lower rate - BFI Canada Inc.
- a quotation from Simson-Maxwell to service the emergency generator was not considered at this time. A new battery was installed in Dec./06 - quarterly checks are done by Hallmark and Wayne Lusk also completes checks on a regular basis.
- pool repairs or possible closure - at the AGmeeting in Dec/06 the question was raised as to completing major repairs to the pool versus possible <sup>closure</sup> of the pool. It was suggested a meeting be arranged in early 2007 of interested Owners to discuss same. Council members Judy Stubbs and Ron Clough volunteered to gather (PER C&C) information as to the current cost of repairs and cost of possible closure, etc. and we can then hold an informal meeting of interested Owners. A formal meeting of all Owners will be necessary for a decision to repair or close the pool.
- #302 flooding from north planter box - Council discussed circumstances re flooding of underlay & carpet in the master bedroom, requiring complete replacement of these items. Motion by R. Clough, seconded by K.Sinclair that the Owner be reimbursed for this expense.

DRYER DUCTS -

- discussion took place as to the re-build and/or repair of the dryer ducts. At date three ducts on the westside of the building have been re-built - #402, #502, #602, and #702 on the eastside. units in #401 and #301 have had repairs.

For drilling into the outside concrete wall a crane was used on the westside, but due to the terrain on the east and south sides scaffold structure would probably be required. This could be very expensive.

For discussion and budget purposes we will ask C&C Property Group to obtain quotations for re-building the dryer ducts on the west and south sides of the building.

(We would remind all Owners that the dryer lint screen should be cleaned after each load).

- Pl man-door to the garage parking area indicated that someone <sup>was</sup> trying to pry the wires apart so they could unlock this door - repairs have been made.
- we wish to thank Ron Clough for drawing up a "Guide for Building Services" for VR232. This is a very beneficial and useful guide book for VR232. Council members will have ready access to this guide if needed.

ADJOURMENT

The meeting adjourned at noon.

Jan.31/07

E&OE

SENT  
COPY - C+C PROPERTY GROUP  
- ALL OWNERS - VR232

  
H.A. Schpurr

APR 27 2007

COPY  
C+C  
FOR RECORDS

VR232 STRATA COUNCIL MEETING - THURSDAY APRIL 26/07 - 10:00A.M.  
2090 Argyle Ave. West Vancouver Meeting Room

A special meeting of the Strata Council was called to discuss the matter of noise due to the installation of floor tiles in units #401 in the kitchen, hallway, two bathrooms and patio areas - (refer to Strata Rules and Regulations item 14)

The Strata Council is concerned about the noise factor in the building due to the installation of flooring other than the original type of underlay and carpet.

Consequently the Strata Council recommends that the Owner of unit #401 engage the services of a professional acoustic engineer to evaluate and report the best method to alleviate excess noise from tile or hardwood flooring versus underlay and carpet.

C & C Property Management Company for VR232 will be asked to send a letter to the Owner of Unit #401 as to the Council's requirement.

The meeting adjourned until further information is received.

April 26/07

  
H.A.S.

Present at meeting - R. Clough, W. Lusk

J. Stubbs H. Schnarr

Absent : K. Sinclair

MINUTES OF COUNCIL MEETING STRATA PLAN VR232 HELD  
THURSDAY MAY 24th 2007 IN MEETING ROOM 2090 ARGYLE W.VCR.

Present: R. Clough, W. Lusk, J. Stubbs, H.Schnurr  
Absent : K. Sinclair

MINUTES of the last Council meeting held on April 26/07  
were approved - moved by R. Clough, seconded by J.STUBBS

The April 26/07 meeting was held to discuss major renovations  
to units #101 and #401, especially the transfer of noise from  
wood and/or tile flooring.

We understand that these units will now have tile c/w underlay  
in the bathroom and kitchen areas with 'floating' hardwood  
in #101 and carpet in #401 in the other floor areas - all  
subject to their responsibility to rectify any problems re  
noise transfer from the new flooring if complaints are  
received from other owners.

While renovations are underway In #101 Tern Construction is  
scheduled to install interior piping for a new dryer vent.

Unit #401 appears to have no vent for a bathroom fan - this  
vent will be cored at the time of the work for new dryer vents.

Recently the owner of unit #403 advised us as to renovation  
plans: C&C has written them a letter of approval subject to  
approval by West Vcr. as to necessary permits - also subject  
to any complaints re noise from new flooring.

NEW BUSINESS

DRYER VENTS - several south-facing <sup>units</sup> have vent problems - interior  
new piping has been installed in suites #301 and #401. Unit #101  
piping will be installed during renos. Because scaffold is  
required for the exterior coring of new vents the five vents for  
the south suites will be cored and units #201 and 501 can have  
interior piping installed when required.

MOVED BY R. Clough, seconded by W. Lusk that C&C Property Mgt.  
be requested to accept the quotation of April 14/07 from Tern  
Construction Ltd. with timing of work to be worked out by the  
parties concerned. (We also request C&C to thank Reinbach Develop.  
for their quote). Coring for a vent for #401 bathroom fan will  
have to be added to the quote.

R. Clough will check with Terra Probe re any necessary X-ray  
of the building.

Council considers this project a maintenance/repair problem which  
requires attention and it is suggested if interim funds are  
required in the operating fund for this expense an interim  
transfer be made from the contingency fund to the operating fund.

Minutes Council meeting May 24/07 cont'd

ELEVATOR LIGHTS - as of Sat. May 12/07 all elevator lights failed. Schindler serviceman visited VR232 and confirmed the elevator was working properly but he was not allowed to fix the electrical problem. Steelhead Const. visited on the Mon. and was able to complete a temporary fix and then on Friday did a proper repair.

EXIT DOOR CLOSURES      SOME EXIT DOOR NEEDS REPAIRS.

- P1 SW door is not closing properly -  
will not close behind exiting - *LATCH LOOSE* -
- P2 exit doors in furnace room and  
E hallway should also be checked
- door to roof area (on level 7th floor)  
"slams" shuts
- C&C - please have serviceman attend

DAMAGE TO DOORS, ETC - due to renovation work - movement of  
materials in/out

- front entrance door chipped and finish marked
- paint chipped at elevator and carpet  
frayed at entrance to elevator
- hallways on main floor and fourth floor  
will need carpet cleaning when renos  
finished
- Owners should be advised they will be  
expected to repair these items.

MEETING ADJOURNED - approx. 11:30 A.M.

E&)E

  
H.A. Schnurr

P.S. TESTING OF HEAT AND SMOKE ALARMS -  
NO ENTRY TO SUITES #201 + #303

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MINUTES OF COUNCIL MEETING STRATA PLAN VR232 HELD ON  
WEDNESDAY OCTOBER 3rd 2007 IN MEETING ROOM 2090 ARGYLE W.VCR

Present: R. Clough J.Stubbs K. Sinclair, H. Schnurr  
Absent: W. Lusk

Minutes of last Strata Council meeting held May 24/07 were approved - moved by R.Clough, seconded by J. Stubbs - carried

The May 24/07 meeting was called to discuss the installation of new dryer vents on the south-side units, as well as the extensive renovations planned for suites #101, #401 and #403.

The new vents were completed by Tern Contractors at a cost of approx. \$9100. In June it was necessary to transfer \$10,000. from the contingency fund to the operating fund in order to have the necessary <sup>fund</sup> to pay for this work. Depending on the 2007 total expenses a special assessment may be required.

The renovations to three suites throughout the summer are now nearly completed, although #101 is still on-going. Repairs are required to the front entrance door and chipped paint at the elevator as well as cleaning of hall carpets.

NEW BUSINESS

- For action by C&C Property

- a) dryer duct repair in suite #303 -  
this problem was discussed with Gary McDonald previously but Gary was hesitant to have interior decor changed for repairs.

Council requests C&C to engage Tern Contractors to inspect the dryer vent problem in #303 and submit recommendations. Tern has previously completed dryer vent repairs for 2090.

- b) we should ensure the emergency generator is inspected as to battery, etc. and in running order. We understand that Hallmark do some inspections on the generator from time to time. Wayne Lusk is no longer able to RUN the generator from time to time and this should be added to our contract with Hallmark, if not currently in their service contract.
- c) it would appear we need to look for a new janitor since Kathy plans to locate to Vcr.Island very soon. C&C will contact Carriage Mgt. to enquire if they are pleased with the cleaners at 2108 Argyle.

- d)- when renovations are completed to suites #101,401 & 403 the Council requests that C&C Mgt. arrange to inspect these suites to ensure a suitable heating system has been installed in the enclosed patio areas, especially if the inside patio doors have been removed. The building's overall heating system is not sufficient to apply heat to such converted areas.

OTHER ITEMS NOTED

- it is recommended that once all current renovations are completed that the lock to the main entrance door be changed and new keys issued. Many trades people entered our building for several months and we feel this action is necessary for safety reasons.
- it was agreed keys to the main entrance door and the furnace room would be given to Hallmark Co. who look after the heating/plumbing for the building. At present a Council Member has to be here to allow them entry to perform service.
- repairs or closure of jacuzzi - the council committee has been looking at these options and it would appear that some minimum cost of \$5000. plus taxes would be required for basic repairs, not including repair of the jet system which has not operated for some time.

To repair or close the pool requires further study, and input and approval from the Owners. The subject will be included on the agenda for the annual general meeting in early December.

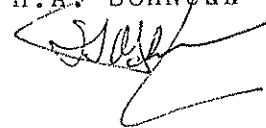
- it was noted that #401 is currently using space on P2-#29 in lieu of their registered parking space on P1-#8, which is rented to #501. (Unit #401 has previously used space P2-#29.)

We are indeed sorry to hear that Dianne and Wayne Lusk are both having serious health problems. We wish them well and have asked them to call us if we can be of help.

Meeting adjourned approx. 12:00.

E+OE

H.A. SCHNORR Oct4/07



COPIES TO -  
COUNCIL MEMBER  
ALL OWNERS  
C + C PROPERTY GROUP

*Copy - C&C Property  
Group Ltd*

NAVY JACK EAST  
STRATA CORPORATION VR 232  
2090 Argyle Avenue  
West Vancouver, B.C.  
V7V 4R4

REPLY C/O \_\_\_\_\_  
SUITE # \_\_\_\_\_  
TEL. \_\_\_\_\_

MINUTES OF COUNCIL MEETING STRATA PLAN VR232 HELD ON  
TUESDAY NOVEMBER 6th 2007 - 2090 ARGYLE AVE. WEST VANCOUVER

Present: R. Clough J. Stubbs K. Sinclair H. Schnurr

Minutes of the last Strata Council Meeting held October 3rd/07 were approved.

The Nov.6/07 meeting was called to discuss two items which will have a bearing on our 2008 budget -

- a) - notice of a substantial fee increase from C&C Property Group Ltd. who manage our building - to \$1000/month - (from the current \$550/month) effective Dec.1/07.
- b) - quotation for janitor service to premises at 2090 Argyle

Re item a) - C&C Property Group commenced management of our building October/2003. Today it is necessary for such management cos. to be licensed under the Real Estate Act. Also currently it is very difficult to employ skilled people unless they are given substantial pay and benefits.

MOTION by the Strata Council that the management contract fee be increased to \$1000./month plus tax as of December 1st.2007 - moved by R. Clough seconded by J. Stubbs - all in favor ✓

Re item b) - we were advised that Kleen-Rite will no longer be performing janitor duties at 2090 Argyle after Nov.30/2007. We have received a quotation from a company employed by C & C at other buildings they manage. Council reviewed their quotation and has requested some adjustments. As soon as a revised quotation is received Council will make the necessary decision so that the 2008 budget can be prepared. Once again due to current market conditions the monthly fee will be increased.

OTHER BUSINESS

Discussions at the meeting concerned the hot pool and the rebuild of some eastside dryer ducts. Further discussion will take place at the annual general meeting in December. However, these items will probably not take place until 2008 and will no doubt involve a special assessment at that time.



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MOTION that C & C PROPERTY GROUP be asked to arrange for the removal of very old shrubs from the hot pool room - moved by R. Clough seconded by K.Sinclair ✓

After the 2008 budget has been reviewed by the Strata Council for recommendation for acceptance by the Owners a notice of the annual general meeting will be issued by C & C Property Group.

Nov.7/07  
E&OE

  
H.A. Schnurr

copy to: Council members  
All Owners  
C & C Property Group Ltd.

PS - ALL OWNERS ARE REQUESTED TO GIVE CONSIDERATION TO SERVING ON THE STRATA COUNCIL FOR 2008. Under the Strata By-laws the Council consists of five members - please take your turn. 