

**MINUTES OF THE MEETING OF THE COUNCIL OF OWNERS, STRATA PLAN V.R. 1313
THE GREENHORN, HELD ON MONDAY, NOVEMBER 17TH, 2008 AT 7:00 P.M. AT
1169 NELSON STREET, VANCOUVER, B.C.**

COUNCIL IN ATTENDANCE:

CHRISTINA MONTGOMERY	UNIT #305
HERMAN BELLO	UNIT #206
PAUL WESTWICK	UNIT #408
LILI MEIER	UNIT #102
SEAN SMITH	UNIT #302
DOUGLAS GIBSON	UNIT #306
KENNETH SVAZAS	UNIT #104

ALSO IN ATTENDANCE:

OSCAR SAARI, STRATA AGENT
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION

1. CALL TO ORDER

The meeting was called to order at 7:08 p.m.

2. GUEST BUSINESS

An owner was invited to the Strata Council meeting to discuss various issues of concern:

- i) The owner was not available at the Annual General Meeting and was represented by a proxy. The owner regarded a note distributed to owners during the meeting should have been included within the AGM Notice. The Strata Council assured the owner the note was supplemental information to support the financial budget regarding the Contingency reserve Fund and the Special Levy and was not in contravention of the Strata Property Act.
- ii) The owner requested a report on the assessment on the condition of the balconies that required repairs. A council member will forward available documents to the owner.
- iii) The owner requested information on the bidding process and criteria used to select Edenvale for balcony and deck repairs. Information is pending.
- iv) The owner informed the Strata Council of light fixtures on the second and third floors the require repairs.
- v) The owner had expressed an interest to volunteer their services towards building maintenance and other related issues.

After discussion, the Strata Council thanked the owner for their input and left the meeting at 7:35 p.m.

3. NOMINATIONS OF COUNCIL MEMBER POSITIONS

Nominations were open for Strata Council positions. After nominations and acceptance the following are the 2009 Strata Council member positions:

- | | |
|------------------------|-----------------------|
| • CHRISTINA MONTGOMERY | PRESIDENT |
| • SEAN SMITH | VICE PRESIDENT |
| • PAUL WESTWICK | TREASURER / SECRETARY |
| • DOUGLAS GIBSON | INFRASTRUCTURE |
| • LILI MEIER | INFRASTRUCTURE |
| • KENNETH SVAZAS | INFRASTRUCTURE |
| • HERMAN BELLO | MEMBER AT LARGE |
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4. ADDITIONS/DELETIONS TO THE AGENDA

After review of the agenda several items were added. *It was then MOVED (Douglas) AND SECONDED (Paul) to accept the agenda as amended. MOTION CARRIED*

5. ADOPTION OF PREVIOUS COUNCIL MINUTES – SEPTEMBER 23RD, 2008

After review it was, **MOVED (Paul), SECONDED (Douglas) AND CARRIED** to adopt the minutes of the September 23rd, 2008 Council meeting as presented.

6. BUSINESS ARISING FROM PREVIOUS MINUTES**a) Capital Plan Update**

The Strata Council will contact the out-going President for details regarding projects and deficiencies that are pending. These include and not limited to common area deficiencies such as door adjustments, painting, electrical room cleanup, landscaping, planter boxes, lights, air filters. A progress report will be presented at the next meeting in January 2009.

b) Deck/Balcony Repairs

Balcony / Deck repairs are currently under reconstruction by Edenvale Restoration. Additional balconies will be scheduled for repairs in the near future. Funding approval was provided by a Special Levy at the Annual General Meeting.

c) Curb Painting

Curb painting to improve safety for owners entering and exiting the underground ramp and resurfacing of the west side of the underground parkade ramp has been completed by Collins & Sons Concrete.

d) Vehicle in Parking Stall

A letter was sent to an owner on October 1, 2008 regarding a neglected vehicle in a parking stall. If a response has not been received, the Strata Council has directed the Property Manager to have it removed from the underground parkade at the owners' expense.

7. COMMITTEE REPORTS**a) Finance****i) Consideration of the July, August, September & October 2008 Operating Statements.**

After reviewing the financial statements the Treasurer has accepted as presented the financial statements for the months of July, August & October 2008. The Treasurer will review the September 2008 statement and will contact the Property Manager upon completion. *It was then MOVED (Paul), SECONDED (Christina) AND CARRIED to accept the financial statements as presented.*

ii) Review of Monthly Assessment Payments

At this time of writing, the Property Manager confirms a 21-day has been issued to an owner. The Strata Council has directed the Property Manager to file a lien.

8. CORRESPONDENCE

Owners are advised, in accordance with provisions of the Strata Property Act, that written correspondence or complaints to the Strata Corporation can no longer be considered as "confidential" or "privileged" information; however, to protect privacy of information, unit number will not be published in the minutes unless required for a specific resolution of Council.

a) Letter from Owner – Various Items**i) Damage to East Side Wall**

An owner wrote regarding damage to the east side wall of their patio. Water may gain access and requires immediate repairs to prevent further damage. Strata Council members will investigate pending repairs.

ii) Discarded Lumber

The owner requested to have discarded lumber near their garden area be removed to prevent rodent infestation.

iii) Building Renovation Report

The owner requested a copy of the renovations that have been completed in 2008 for their files. The Strata Council will supply the report as per their request.

9. NEW BUSINESS**a) Hallway Water Leak**

A pinhole water leak originating on the third floor caused hallway damage to the third, second and first floors on October 29th, 2008. The Property Manager contacted DMS Mechanical to make plumbing repairs. Once completed, Edenvale Restoration was called to make necessary drywall repairs and carpet cleaning. The insurance company was called to open up a file and in turn an adjuster was on site to evaluate the costs for repairs. A report is pending. When work has been completed Fairlane Fire Protection will be onsite to install new smoke detectors that were damaged and will notify the Fire Department to schedule an inspection.

NOTE TO OWNERS: THE FIRE ALARM SYSTEM IS OPERATING. IF OWNERS DETECT A BEEPING NOISE FROM THE ALARM PANEL, THIS INDICATES THE ISOLATED SMOKE DETECTORS BEING DISABLED.

b) Emergency Contact Sheets

During the evening of the Annual General Meeting the Property Manager distributed to owners emergency contact sheets. Owners that were not able to attend have been notified by mail or by hand delivery. Please take a moment to fill out and send it to Century 21. Thank you.

c) Building Walkthrough Report

The new Property Manager walked through the property and report to the Strata Council any deficiencies that need to be addressed. Many items that were observed, were mentioned under 6a) and will be corrected in the near future.

d) Laundry Room Floor

Paint stains are on the laundry room floor. The Property Manager has been directed to contact cleaners.

10. NEXT SCHEDULED MEETING

The next scheduled meeting will be held on Tuesday, January 13th, 2009.

11. MEETING ADJOURNMENT

With no further business to discuss it was **MOVED (Sean), SECONDED (Kenneth) AND CARRIED to adjourn the meeting at 9:33 p.m.**

RESPECTFULLY SUBMITTED, on behalf of the Owners V.R.1313 The Greenhorn

PROPERTY AGENT: Oscar Saari, Property Manager

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

7320 Westminster Highway, Richmond, B.C. V6X 1A1

TELEPHONE: (604) 273-1745 (9:00 A.M. TO 5:00 P.M. & 24 Hour Emergency)

FAX: (604) 273-9021

ADMINISTRATIVE ASSISTANT: Judy Dudlets

SERVICE DEPARTMENT: Greg Dunphy

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UNDER THE STRATA PROPERTY ACT, PROPERTY MANAGERS WORK FOR THE OWNERS OF THE STRATA CORPORATION. UNDER THE STRATA PROPERTY ACT AND THE PRIVACY ACT, WHEN SELLING YOUR UNIT THE PROPERTY MANAGER MAY ONLY COMMUNICATE WITH THE OWNER OR THE SELLER'S AGENT UPON PRESENTATION OF THE WRITTEN VERIFICATION OF SUCH A RELATIONSHIP.

THE PROPERTY MANAGER CAN NOT COMMUNICATE INFORMATION ABOUT THE STRATA CORPORATION OR YOUR STRATA LOT WITH PURCHASERS OR THE AGENT FOR THE PURCHASER WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. ALL QUESTIONS OR CONCERNS SHOULD BE DIRECTED TO THE OWNER OF THE UNIT OR THE OWNER'S AGENT.

MINUTES OF THE MEETING OF THE COUNCIL OF OWNERS, STRATA PLAN V.R. 1313
THE GREENHORN, HELD ON TUESDAY, JANUARY 13TH, 2009 AT 7:00 P.M. AT
1169 NELSON STREET, VANCOUVER, B.C.

COUNCIL IN ATTENDANCE:

CHRISTINA MONTGOMERY	UNIT #305	PRESIDENT
PAUL WESTWICK	UNIT #408	TREASURER/SECRETARY
LILI MEIER	UNIT #102	INFRASTRUCTURE
DOUGLAS GIBSON	UNIT #306	INFRASTRUCTURE
KENNETH SVAZAS	UNIT #104	INFRASTRUCTURE
HERMAN BELLO	UNIT #206	MEMBER

ABSENT WITH REGRETS:

SEAN SMITH	UNIT #302	VICE PRESIDENT
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ALSO IN ATTENDANCE:

OSCAR SAARI, STRATA AGENT
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION

1. CALL TO ORDER

The meeting was called to order at 7:07 p.m.

2. GUEST BUSINESS

An owner requested a meeting with the Strata Council to discuss several issues.

A balcony assessment report

At the previous strata council meeting, the owner requested a copy of the assessment report from the strata council. The Treasurer/Secretary assured the owner the report would be forwarded in a timely fashion.

Additional balconies that are scheduled for repairs

The Strata Council informed the owner of two balconies, which required general maintenance repairs. A breakdown will be provided to identify balconies to be repaired under the special levy and under general building repairs.

A copy of an invoice for balcony deck repairs

A copy of invoice for balcony repairs will be forwarded to the owner as soon as possible.

Snow and ice removal

The owner was informed that Columbus Construction was on site to shovel the driveway entrance, sidewalks and apply sand on three occasions. Salt was available on site under lock and key to prevent theft and a new shovel was purchased.

Broken light fixtures on second and forth floor

New light fixtures would need to be installed and is under review to find similar light fixtures that currently exist.

Laundry room cleanliness

The laundry room has been cleaned since the last Strata Council meeting.

Graffiti on forth floor, stairway hallway

It has been also addressed and a service provider has been contacted to remove the graffiti.

After all the issues were addressed, the owner was thanked for her participation and left the meeting at 7:30 p.m.

3. ADDITIONS/DELETIONS TO THE AGENDA

After review of the agenda several items were added. *It was then MOVED (Douglas) AND SECONDED (Lili) to accept the agenda as amended. MOTION CARRIED*

4. ADOPTION OF PREVIOUS COUNCIL MINUTES – NOVEMBER 17TH, 2008

There were 2 amendments to be noted from the Minutes of November 17th, 2008 under No. 2 GUEST BUSINESS iii) The owner requested information on the bidding process and this is to be corrected. The owner did request information on the bidding process. It should be noted that a bidding process did not occur and that Edenvale selected to perform the balcony and deck repairs. Item No. 4 (iv) to be amended light fixtures that require repairs is on the second and fourth floor and not the third floor. Following the amendments and review it was, **MOVED (Doug), SECONDED (Lili) AND CARRIED** to adopt the minutes of the November 17th, 2008 as amended.

5. BUSINESS ARISING FROM PREVIOUS MINUTES**a) Balcony/Deck Repairs**

Two invoices were received for the repairs of a deck for unit 304 and for deck balcony repairs for unit 404. Edenvale scheduled to carry on with their balcony deck repairs involving units 302, 303 and 103, which is tentatively scheduled to commence on Tuesday, January 14 or Wednesday, January 15.

b) Ramp and Curb Painting.

Collins and Sons have been contacted regarding ramp and curb painting. The work will commence pending weather conditions. The Strata Council directed the Property Manager to contact Collins and Sons to address a mold issue that was discovered in the storage locker area and possible water leak from an exterior wall. Collins and Sons have been informed regarding wall repair along the patio courtyard perimeter and the concrete garbage bin pad.

c) Delinquent Vehicle and Parking Stall in the Underground Parkade

The owner of a parking stall informed the Property Manager the vehicle has been insured in the owners name and the vehicle will be repaired and operational as soon as possible.

d) Third Floor Hallway Water Leak

All repairs have been made and the smoke and heat detectors have been replaced.

e) Letter from Owner

An owner wrote regarding exterior wall repairs on their patio, courtyard cleanup and a 2008 renovations report. Repairs to the patio wall area is pending weather conditions. The courtyard cleanup will occur in the near future. A Strata Council member will have the 2008 renovation report available for all owners when all information has been gathered.

f) Laundry Room Floor Paint

The janitorial services company was called to clean the floor. At this time of writing their work has been completed.

g) Cleanup of Electrical and Boiler Room

Cleanup of the Electrical and Boiler Room by a garbage collector is pending to remove debris.

6. COMMITTEE REPORTS**a) Finance****1) Consideration of the September, October and November 2008 Operating Statements.**

After review, the Treasurer/Secretary approved the financial statements as presented for the month of September 2008. The Treasurer/Secretary informed the Property Manager

an invoice for Roof Fix that was paid in October 2008 under Special Levy 4 should be recoded to Special Levy. Delays caused an invoice for the maintenance manual from Trow was paid in November 2008 which was budgeted in 2006.

ii) Review of Owner Monthly Assessment Payments

The Property Manager informed the Strata Council that several owners are in arrears. In most cases since the Annual General Meeting, owners have yet to provide a manual cheque to bring their account good standings regarding their maintenance fee increase.

7. CORRESPONDENCE

Owners are advised, in accordance with provisions of the Strata Property Act, that written correspondence or complaints to the Strata Corporation can no longer be considered as "confidential" or "privileged" information; however, to protect privacy of information, unit number will not be published in the minutes unless required for a specific resolution of Council.

a) Lack of Heat

The Property Manager called PJB Mechanical to correct the problem. Common area hallway vents have been repaired to allow airflow. These vents will be adjusted during the spring and fall to control heat.

8. NEW BUSINESS

a) Council Member Resignation

The Strata Council received a letter of resignation. A Strata Council Member resigned from council for personal reasons to focus on family matters. Two owners notified the Strata Council of their interest to serve as a member if a vacancy arises. After review, Douglas nominated Charles Rent as a Council Member. It was **SECONDED BY (Herman) and Unanimously Carried.**

b) Building Materials on Roof

Building materials on the rooftop will be removed by Agendum on the week of January 19th.

c) Boat/Oars Stored in Parking Stall

The Strata Council directed the Property Manager to send a letter to the owner and have the boat and oars removed from the parking stall. At this time of writing a letter has been sent to the owner.

d) Occupants in a Unit

The Property Manager informed the Strata Council a letter has been sent to the owner regarding this bylaw infraction.

e) Hardship Rental

The Property Manager informed the Strata Council a hardship rental expiry date would be in April of 2009. The Property Manager was directed the Strata Council to contact the owner to advise and be informed of their future intentions.

f) Rear Exit Doors

The Property Manager contacted Peter's Hardware and Locksmith to repair the rear entrance door lock and adjust. This has been repaired.

g) Dryer Vents

The Property Manager contacted Coin-O-matic to service the dryer vents.

h) Handyman Repairs

Agendum was provided a list of repairs which included common area doors, door knobs, door stops and other miscellaneous items.

i) Quotes from Collins & Sons

Three quotes were received from Collins & Sons regarding three issues. To perform repairs to stop water ingress, ramp repairs and crack repairs. The Strata Council directed the Property Manager to contact Collins & Sons for a detailed description regarding the quotes prior to approving the work to be performed.

j) Annual Inspection by Fairlane Fire Prevention Ltd.

The quote was received from Fairlane Fire Prevention to conduct the annual fire alarm system testing and to inspect and certify fire extinguishers, emergency lighting, exits signs and to test all heat detectors and smoke alarms within all 34 units. The Strata Council approved the quote. The inspections will take place during the month of February. A notice will be posted in common areas. The owners are requested to be available on the day of inspection or to have a relative or neighbour to allow access into their unit for inspections.

k) BFI Garbage Collection

Due to the inclement weather, scheduled garbage collection was not performed. BFI will apply a credit of three extra pickups.

l) Insurance Appraisal from Normac Appraisals

The insurance appraisal was received from Normac Appraisals. The cost of replacement effective February 14, 2009 would be \$5,243,000.00

m) Storage Room Electrical Fan

A storage room electrical fan will be removed temporarily near locker number 10 and 11 to allow Collins & Sons to inject silicon sealer to prevent water leaking.

n) Snow Removal

During the heavy snowfall in the month of December, the Property Manager contacted Columbus Construction to be on site on several occasions to clear snow from the underground driveway entrance and all sidewalks leading to the entrance of the building. The recycling area was not cleared due to an oversight. If the bins are full, owners are requested to recycle goods after the next pickup day. The Property Manager was directed to contact the City of Vancouver to have another newspaper tote bin delivered.

o) Garage Door not Operating

The Property Manager contacted Precision Door on two occasions to repair the garage door. At this time of writing, the garage door has been repaired.

p) Exterior Common Property Lighting

Correspondence was received from an owner regarding the exterior lights. Exterior perimeter lighting timer light control adjustments have been made.

q) Personal Effects in Common Hallways

It has been reported that owners are leaving boots, umbrellas and other personal effects in the hallways of common property. Owners are reminded to place their personal effects within their unit. The Property Manager was directed by the Strata Council to issue a reminder letter to three owners of the bylaw infraction.

r) Bylaw Infractions

A letter of complaint was received from an owner regarding several bylaw infractions that are being committed by an owner. A letter was issued without response. The Strata Council directed the Property Manager to issue another letter regarding additional noise complaints for the owner's attention.

s) Unit Occupancy

The Strata Council has directed the Property Manager to write a letter to an owner regarding the number of occupants that are allowed in a strata unit as per strata bylaws.

9. NEXT SCHEDULED MEETING

The next scheduled meeting will be held on Tuesday, February 24th, 2009 at 7:00p.m.

10. MEETING ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:28p.m.

RESPECTFULLY SUBMITTED, on behalf of the Owners V.R.1313 The Greenhorn

PROPERTY AGENT: Oscar Saari, Property Manager

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

7320 Westminster Highway, Richmond, B.C. V6X 1A1

TELEPHONE: (604) 273-1745 (9:00 A.M. TO 5:00 P.M. & 24 Hour Emergency)

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MINUTES OF THE MEETING OF THE COUNCIL OF OWNERS, STRATA PLAN V.R. 1313
THE GREENHORN, HELD ON TUESDAY, FEBRUARY 24TH, 2009 AT 7:00 P.M. AT
1169 NELSON STREET, VANCOUVER, B.C.

COUNCIL IN ATTENDANCE:

CHRISTINA MONTGOMERY	UNIT #305	PRESIDENT
PAUL WESTWICK	UNIT #408	TREASURER/SECRETARY (left at 7:30pm)
SEAN SMITH	UNIT #302	VICE-PRESIDENT
CHARLES RENT	UNIT #402	INFRASTRUCTURE
DOUGLAS GIBSON	UNIT #306	INFRASTRUCTURE
KENNETH SVAZAS	UNIT #104	INFRASTRUCTURE
HERMAN BELLO	UNIT #206	MEMBER

ALSO IN ATTENDANCE:

OSCAR SAARI, STRATA AGENT
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION

1. CALL TO ORDER

The meeting was called to order at 7:06 p.m.

2. GUEST BUSINESS

An owner requested a meeting with the Strata Council to discuss pet issues.

An owner presented a complaint about a pet apparently using a limited common property balcony to relieve itself. The owner left the meeting at 7:20 p.m. At this time, the owner being described by the complainant provided a statement and left while Council discussed the issue. Council members agreed to issue a letter to both owners on their decision and to emphasize the bylaws as stated below.

Use of Property

- (5) An owner, tenant, occupant or visitor must ensure that all pets are leashed or caged when on the common property or on land that is a common asset. A pet found unsupervised on the common property may be delivered to the municipal pound at the cost of the pet owner and fines may be assessed against that owner.
- (6) A pet owner is responsible for the immediate clean-up and disposal of any pet excrement that occurs on common property.

Note To all owners/residents - Not to allow their pets unsupervised and to clean up after their pets while on limited common property or common property.

3. ADDITIONS/DELETIONS TO THE AGENDA

After review of the agenda and having several items added. It was, ***MOVED (Christina) AND SECONDED (Charles) to accept the agenda as amended. MOTION CARRIED***

4. ADOPTION OF PREVIOUS COUNCIL MINUTES – JANUARY 13TH, 2009

After reviewing the minutes, a Motion was made to accept the minutes as presented. It was, ***MOVED (Paul), SECONDED (Kenneth) AND CARRIED***

5. BUSINESS ARISING FROM PREVIOUS MINUTES

a) Balcony/Deck Repairs

Balcony repairs to units 203, 303, 304 and 403 have been completed. Stucco restoration was to be completed by Friday, February 27, 2009. Edenvale has been notified to correct balcony deficiencies that have been recently discovered. Repainting and landscaping will follow completion of work.

Current balcony repairs are under budget.

Work will now begin on the balcony for unit #205. Based on the recommendations of the capital plan study and the findings on the condition of the balconies that have been completed, it is clear that repairs must be done to the final balcony to prevent further decay. The work will be funded through the Contingency Reserve Fund.

After review of the information and to revisit the quote prior to work being done, a Motion was made to have Edenvale proceed with the balcony repairs for unit #205. It as then, **MOVED by (Charles), SECONDED by (Christina) and CARRIED.**

b) Ramp and Curb Painting.

Collins and Sons Concrete and Repair Limited have completed the repair work for the west ramp and curb painting.

c) Letter from Owner in Unit 101

A requested renovation report will be forwarded upon the owner's request once the Property Manager has received the report from the Strata Council.

d) Smoke in First Floor Hallway

Cigarette smoke from a unit on the first floor continues to be a problem for neighbouring Owners. All Owners are asked to refrain from propping the lobby hallway door open to clear the smoke, as it is a fire door. Council will be attaching further sealing to the door of the unit in question and the Owner will be notified of such and time arranged to apply it.

e) Cleanup of Electrical and Boiler Room

A garbage collector will be notified to remove items stored in the electrical and boiler room. Strata Council members will make arrangements and relocate goods to other property locations. Those items abandoned in storage lockers will also be removed. Owners are reminded that items abandoned in common areas, including hallways and storage lockers, are hauled away at the expense of all Owners.

f) Building Materials on Roof

A handyman from Agendum handyman services has been on site to remove building materials from the rooftop.

g) Unit 201 – Hardship Rental

The Strata Council has directed the Property Manager to write a letter to an owner advising them of a pending expiry date, after which the unit may no longer be rented.

h) Fairlane Fire Protection

Notices have been posted in common areas that Fairlane Fire Protection will be on site on Saturday, March 7, 2009. Owners are reminded to be available for technicians to inspect their in-suite smoke detectors or arrange a neighbour or relative to allow access. Any revisit that must be rebooked will result a \$60.00 charge applied to owner's account. As we all live in a wood-frame building, the inspections are not only mandatory, but sensible. Owners are asked to provide prompt access as required.

i) Storage Room Electrical Fan

A storage room exhaust fan was removed to allow Collins & Sons to inject silicone to stop water leakage. The repairs have since been completed. The Property Manager has been directed to call an electrician to have the exhaust fan reinstalled.

j) Door Knob Replacements

Repairs and replacement of worn out door knobs throughout common property have been completed by Agendum handyman services.

k) Patio Blinds

The Property Manager has been directed by the Strata Council to write letters to owners to have patio blinds removed. Owners wishing to have patio blinds installed must obtain permission of Council, as per the bylaws.

l) Painting

Property Manager was directed by the council to contact a painter to perform work in the elevator's inside door as well to repaint a hallway wall on which graffiti had been drawn. Owners are reminded that all such vandalism will be remedied and the cost will continue to be borne by all Owners.

m) Vehicle in Stall #7

The present condition of the vehicle has been deemed a fire hazard and for that reason, the strata council agreed on action for removal of the vehicle. Strata Council has directed the Property Manager to send correspondence to the owner notifying the vehicle will be towed on April 1, 2009.

6. COMMITTEE REPORTS**a) Finance****i) Consideration of the December 2008 and January 2009 Operating Statements.**

The Treasurer/Secretary will provide a report of the financial statements at the next strata council meeting in April.

ii) Review of Owner Monthly Assessment Payments

A review of the Owners monthly assessment payments was deferred to the next strata council meeting.

7. CORRESPONDENCE

Owners are advised, in accordance with provisions of the Strata Property Act, that written correspondence or complaints to the Strata Corporation can no longer be considered as "confidential" or "privileged" information; however, to protect privacy of information, unit number will not be published in the minutes unless required for a specific resolution of Council.

a) Lack of Heat in Units

The Property Manager received phone calls from several owners regarding lack of heat within their units. DMS Mechanical was called to correct the problem.

b) Restoration of Separation Wall

An Owner has requested permission to restore a non-load bearing wall divider between strata lots to its original design. After review, a Motion was made to approve the owner's request, providing all work is done under permit and by approved professionals. It was, **MOVED (Sean), SECONDED (Charles) AND CARRIED.**

Notice to Owners:

If you have a request or an issue regarding V.R. 1313 – The Greenhorn, you are requested to send a letter in writing to the Property Manager at Century 21. All correspondence will be forwarded to council for review and discussion at the next Strata Council Meeting.

8. NEW BUSINESS**a) Vent Cleaning**

A notification letter was received from Coin-O-Matic for vent cleaning. The Property Manager was directed to contact Coin-O-matic to have the work done as soon as possible.

- b) DMS MECHANICAL PREVENTIVE MECHANICAL MAINTENANCE QUOTE**
A quote was received from DMS Mechanical for maintenance and repair of fans, the boiler, and circulation pumps, storage tank, back flow devices and sump pumps. After review, a Motion was made to accept the quote as presented. It was, **MOVED (Doug), SECONDED (Charles) AND CARRIED**. The Property Manager was directed to inform DMS Mechanical to begin the maintenance program.
- c) Chimney Cleaning**
A quote was received from Dickens Chimney Service offering services to inspect and clean fireplaces and chimneys, commercial dryers and vents. The Strata Council reviewed the proposal and directed the Property Manager to obtain additional quotes from other service providers. Further discussion will be held at the next strata council meeting.
- d) Doorstops**
A door in the northwest stairwell leading to the second floor did not have a stopper installed. The Property Manager was directed to contact Agendum to have a stopper installed and check that all hallway stairwell doors have doorstops installed.
- e) Garbage Pickup**
A call was received from BFI Garbage Collection Services that garbage collection was delayed one day while Collins & Sons were doing concrete repairs.
- f) Yellow Pages Books**
Yellow pages books are at the front lobby entrance. They will be removed shortly to the recycling bins.
- g) Maintenance and Service Door Keys**
The Property Manager was directed by the Council to provide the Council three sets of keys for three council members. It will allow quicker access for service providers.
- h) Carpet Cleaning**
The Strata Council has recommended common area carpet cleaning to be scheduled in May. The Property Manager was directed to obtain three quotes for review at the next strata council meeting. Owners are reminded that repeated cleanings of the carpeting will be costly and all residents are asked to be mindful of unnecessary dirt, mud and material that stains the rugs. Recently, muddy bike tracks had to be removed from the elevator and lobby.
- i) Parkade Cleaning**
Council is investigating the possibility of installing a water spigot installed in the underground parkade near the sump pump stairwell, and purchasing a hose for strata use. This would provide a convenience to hose down the garage floor and car washing and likely save money on some future work, such as power washing. The Property Manager was directed to obtain a quote for the installation, and Council will then revisit the suggestion.
- j) Pest Control Service**
A pest control inspection is overdue. Owners are requested to notify Strata Council or the Property Manager of any insect or rodent problems within their unit or on common property. A Pest control inspection will take place pending any sightings.
- k) Move In and Out Fee**
There have been multiple moves in and out in the three months since the AGM. Owners are reminded fees are due and payable to the Strata Corporation regarding their personal move in/outs or regarding those of tenants. Owners are reminded it is mandatory to submit a Form K tenant information to Century 21.

9. NEXT SCHEDULED MEETING

The next scheduled meeting will be held on **April 2, 2009 at 7 p.m. in the fourth floor hallway.**

10. MEETING ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:12 p.m.

RESPECTFULLY SUBMITTED, on behalf of the Owners V.R.1313 The Greenhorn

PROPERTY AGENT: Oscar Saari, Property Manager

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

7320 Westminster Highway, Richmond, B.C. V6X 1A1

TELEPHONE: (604) 273-1745 (9:00 A.M. TO 5:00 P.M. & 24 Hour Emergency)

FAX: (604) 273-9021

ADMINISTRATIVE ASSISTANT: Judy Dudlets

SERVICE DEPARTMENT: Greg Dunphy

IT HAS BECOME A STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY THAT OWNERS PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.

UNDER THE STRATA PROPERTY ACT, PROPERTY MANAGERS WORK FOR THE OWNERS OF THE STRATA CORPORATION. UNDER THE STRATA PROPERTY ACT AND THE PRIVACY ACT, WHEN SELLING YOUR UNIT THE PROPERTY MANAGER MAY ONLY COMMUNICATE WITH THE OWNER OR THE SELLER'S AGENT UPON PRESENTATION OF THE WRITTEN VERIFICATION OF SUCH A RELATIONSHIP.

THE PROPERTY MANAGER CAN NOT COMMUNICATE INFORMATION ABOUT THE STRATA CORPORATION OR YOUR STRATA LOT WITH PURCHASERS OR THE AGENT FOR THE PURCHASER WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. ALL QUESTIONS OR CONCERNS SHOULD BE DIRECTED TO THE OWNER OF THE UNIT OR THE OWNER'S AGENT.