



BC Strata Corp 2943

Minutes of Meeting

October 6, 2009 - Amended October 13, 2009

Approved Oct 14/09.

1. Meeting was convened at 19:30 PDT at 1927 West 15th Avenue
Present: Jonathan Goodwill - SL 1
Graham Street - SL 1
Andrew De Angelis - SL 2
Stephen Harmaty - SL2
2. Jonathan explained that Maureen Spitz (SL 3) had sent her last minute regrets and that she couldn't attend because of a family emergency. A copy of the draft budget and the new strata insurance policy was left for her at her unit. Maureen would review the budget and the minutes and provide her approvals by email. (This approval was received on October 14th.)
3. Jonathan presented a draft budget for the strata corp, covering the period September 1, 2009 to August 31, 2010. Each line item was discussed and reviewed. With the exception of allowances for gutter cleaning and window washing, annual heating system maintenance, and bank charges & administrative items, all budgeted items were based on actual costs over the last 12 months. Subject to any comments from Maureen, the budget was approved.
4. Graham Street answered questions about various aspects of the units, and also discussed the need for annual inspection of the exterior, with particular attention to the exterior painted and stained surfaces. He emphasized the need to maintain the wooden steps, window sills, deck surfaces and horizontal railings at the first sign of wear or coating degradation. Graham will follow up with the plumbing fixture representative concerning the malfunctioning temperature control in the master bath of SL 2.

It was decided to distribute the left-over tiles (currently in SL 2's storage area) to the owners of each specific unit so that they could store them in their own units.

5. Election of officers for the Strata was as follows:

President - Stephen Harmaty
Treasurer - Andrew De Angelis
Vice-President - Maureen Spitz

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Minutes of Meeting April 6th, 2010

1. Meeting was convened at 7.30 PM at 1927 West 15th AVE

Present: Maureen Spitz – SL3

Stephen Harmaty – SL2

Andrew De Angelis – SL2

Jai Liu – SL1

2. It was decided to maintain current Strata fees, and that a review would be done in September along with a new budget
3. Discussion was held on responsibilities of each owner and it was decided we would continue with current assigned administrative positions until fall, when they would be reviewed
4. Discussion was held re: repair of nail pops, Graham Street to be contacted to have fixed
5. Discussion was held to secure a new gardening service and to have windows and gutters cleaned. Maureen Spitz and Jai Liu to get quotes on gardening service. Maureen Spitz to get quote on window cleaning.
6. Discussion was held on Hot Water issues in front two units. Individual owners to contact Graham to see if they could be rectified.
7. Discussion was held on appliance issues.
8. Meeting adjourned at 9PM