

**STRATA COUNCIL MEETING MINUTES  
STRATA PLAN VR 1966 – "BEL-AYRE VILLA"  
1790 WEST 10<sup>TH</sup> AVENUE, VANCOUVER, BC**

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Held: Thursday, July 8, 2010 in Unit 308

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**PRESENT:**                      Helen Hall                                      President  
                                     Ryan Cawsey                                      Vice-President  
                                     Andrew Lewis                                      Treasurer  
                                     Lucy Waters

**REGRETS:**                      Rebecca Applegarth

**MANAGING AGENT:** Manmit Atwal, *Strata Agent, Ascent Real Estate Management Corporation*

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**CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**NEW STRATA AGENT INFORMATION**

Manmit Atwal is the newly assigned strata agent. Please refer to the contact information below:

Manmit Atwal	Strata Agent	<a href="mailto:matwal@ascentpm.com">matwal@ascentpm.com</a>	604-293-2453
Stephanie Brochu	Strata Assistant	<a href="mailto:sbrochu@ascentpm.com">sbrochu@ascentpm.com</a>	604-293-2433
Sue Lam	Strata Accountant	<a href="mailto:slam@ascentpm.com">slam@ascentpm.com</a>	604-293-2457

**MINUTE APPROVAL**

It was **MOVED, SECONDED** and **CARRIED** to approve the February 2010 council meeting minutes, as previously circulated.

**BUSINESS ARISING**

1.     **Parkade Membrane Repairs:** The strata agent advised council quotes for the parkade membrane repairs were pending.
2.     **Age Bylaw:** Council deferred the age bylaw issue as it was defeated at the Annual General Meeting.
3.     **Locker/Parking Assignments:** Please note outstanding owner information sheets are to be returned to council or the strata agent prior to July 31, 2010.
4.     **Landscaping Concern:** Council directed the strata agent to communicate with the landscaping company regarding weeding and trimming.

Volunteers are required for watering the common area landscaping. If you are interested please see Bill for further information.

5. **Bike Room:** Any bikes that are not tagged by July 23<sup>rd</sup> will be removed and given to charity.

### **FINANCIAL**

1. **Financial Statements:** It was **MOVED, SECONDED** and **CARRIED** to approve the April and May 2010 financial statements.
2. **Accounts Receivable:** Council reviewed the accounts receivable listing and it was **MOVED, SECONDED** and **CARRIED** to instruct the strata agent to send demand letters to some units and place liens on units who were still outstanding even after having been sent a demand letter.
3. **Contingency Reserve Fund Balance:** The Contingency Reserve Fund (CRF) balance as at May 31, 2010 is at \$41,950.33.

### **CORRESPONDENCE**

1. Correspondence was received from an owner requesting the charges applied to the owners account be reversed as the charges are not valid. Council discussed the matter and it was **MOVED, SECONDED** and **CARRIED** to reverse the fines.
2. Correspondence was received from an owner regarding landscaping issues and concerns. Council will address the issues and concerns with the landscaping company and rectify the situation.
3. Correspondence was received from owners regarding the Annual General Meeting and the age bylaw resolution, which was defeated. Council discussed the concerns addressed by the owners and decided not to hold a Special General Meeting on the age bylaw issue as it was defeated at the Annual General Meeting.

### **NEW BUSINESS**

1. **Real Estate Signage:** Real estate signage can be posted on the exterior of the property; however, no freestanding signs are permitted. All signs must be hung on the post provided. No homemade "for rent" signs are permitted. Please refer to bylaw 18.1, which states:

#### **"Marketing Activities by Owners and Occupants"**

**18.1 Real estate signs must not be displayed in a strata lot or on the common property except real estate signs no more than 8" high and 24" wide, to be hung on the post in the front lawn area."**

2. **Owner Reminders:** Strata Council would like to remind all owners not to leave items in the laundry room or lobby. If you need to dispose of an item please call a junk removal company for assistance.
3. **Council Volunteers:** Owners are encouraged to join council as members are required. Please contact the strata agent if you are interested.

## **ADJOURNMENT**

There being no further business to transact, the meeting was adjourned at 8:05 pm

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of Owners' Strata Plan VR 1966

Manmit Atwal  
Strata Agent  
Direct Line: 604-293-2453  
Email: [matwal@ascentpm.com](mailto:matwal@ascentpm.com)

MA/cvb

PLEASE BE ADVISED THAT THE ASCENT STRATA AFTER HOURS  
**EMERGENCY NUMBER IS 604-293-2459**

**STRATA COUNCIL MEETING MINUTES  
STRATA PLAN VR 1966 – "BEL-AYRE VILLA"  
1790 WEST 10<sup>TH</sup> AVENUE, VANCOUVER, BC**

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Held: Monday, October 18, 2010 in Unit 308

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<b>PRESENT:</b>	Helen Hall	President
	Ryan Cawsey	Vice-President
	Andrew Lewis	Treasurer
	Rebecca Applegarth	
	Lucy Waters	

**MANAGING AGENT:** Manmit Atwal, *Strata Agent, Ascent Real Estate Management Corporation*

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**CALL TO ORDER**

The meeting was called to order at 6:00 p.m.

**MINUTE APPROVAL**

It was **MOVED, SECONDED** and **CARRIED** to approve the July 8, 2010 council meeting minutes, as previously circulated with the following amendment:

**BUSINESS ARISING**

1. **Parkade Repairs:** Council reviewed quotes for the parkade crack repairs and directed the strata agent to obtain a breakdown of costs for the quotes received.
2. **Age Bylaw:** Council will not be providing an information package to owners because of the high-cost of consulting legal counsel and because only 25% of the owners requested the package.
3. **Owner Information Sheet:** Council requires ALL outstanding owner information sheets be returned to council or the strata agent prior to Thursday, November 18, 2010.
4. **Landscaping Concern:** Council terminated the contract with Silva Landscaping and commenced a contract with Rachel Riding. Any suggestions or concerns regarding the gardening should be addressed directly to the strata agent or council not to the landscapers themselves.

**FINANCIAL**

1. **Financial Statements:** It was **MOVED, SECONDED** and **CARRIED** to approve the June and July 2010 financial statements.
2. **Accounts Receivable:** Council reviewed the accounts receivable listing as at October 18, 2010 and it was **MOVED, SECONDED** and **CARRIED** to send demand letters to some delinquents units and place liens on units who are still outstanding even after having been sent a demand letter.

3. **Contingency Reserve Fund Balance:** The Contingency Reserve Fund (CRF) balance as at August 31, 2010 is at \$47, 251.14.

### **CORRESPONDENCE**

1. Correspondence was received from an owner regarding owner information packages. Council has dealt with the issues and concerns of the owner.

### **NEW BUSINESS**

1. **Repairs & Maintenance:** Council directed the strata agent to provide a five year plan for roofing, interior painting, cedar walls and sundeck repairs. Council directed the strata agent to obtain quotations for cedar wall and sundeck repairs as soon as possible as these items are of priority.
2. **Parking Stall Allocation:** Council was made aware of an issue concerning parking stall assignment. Two suite owners have documentation advising that they own a parking stall that the other suite owns as well. Council directed the strata agent to communicate with the two suite owners in question and requested that they provide their documentation to council for review. Should council be unable to assist once proper documentation is received, council will direct the strata agent to obtain the parking stall assignment list from Land Titles Office & from The City of Vancouver and the costs of these documents will be charged back to the two suite owners in question.
3. **Noise Complaints:** A complaint was registered against a suite for not having the appropriate amount of carpeting on top of the hardwood/laminate flooring as per the bylaws, which state:

7. **Renovations/alterations**

*An owner wishing to install hard surface flooring (including but not limited to hardwood, ceramic, linoleum, vinyl) must first obtain approval of the Strata Council. Approval is contingent upon the owner providing information on and assurance that commercially available soundproofing measures are included as part of the installation. Owners will also be required to give assurance they will take measures to minimize noise by wearing soft soled shoes, installing floor protectors under furniture and/or employing area rugs covering at least 60% of the floor excluding bathrooms and kitchens*

20. **Fines**

***Except where specifically stated to be otherwise in these bylaws, the strata corporation may fine an owner or tenant:***

***\$200.00 for each contravention of a bylaw, and***

***\$50.00 for each contravention of a rule.***

***The council must, if it determines in its discretion that a resident is in repeated contravention of any bylaws or rules of the strata corporation, levy fines and the fines so levied shall be immediately added to the strata fees***

***for the strata lot and shall be due and payable together with the strata fees for the strata lot in the next month following such contravention.***

Council directed the strata agent to communicate with the suite owner in question and request carpet be installed by no later than November 15, 2010 to avoid bylaw infraction penalties.

4. **Rental Waiting List:** An owner requested their name/suite be added to the rental waiting list, which they are now on.

#### **ADJOURNMENT**

There being no further business the meeting was adjourned at 7:05 p.m.

The next meeting is scheduled for Wednesday January 12, 2011 at 6:00 p.m.

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of Owners' Strata Plan VR 1966



Manmjit Atwal  
Strata Agent  
Direct Line: 604-293-2453  
Email: [matwal@ascentpm.com](mailto:matwal@ascentpm.com)

MA/sb

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