

**STRATA COUNCIL MEETING MINUTES
STRATA PLAN VR 1966 – “BEL AYRE VILLA”
1790 WEST 10th AVENUE, VANCOUVER, BC**

Held: Tuesday, November 27, 2012
In Suite #302

PRESENT:

Suzie Jenkins	207	(President and Secretary)
Maureen Vipond	206	(Vice-President)
Glenda Monts	302	(Treasurer)
Grant Lovelock	202	
Laura Cassin	310	
Jack Mandleman	208	

MANAGING AGENT: Andrea Kunova, *Strata Agent, Ascent Real Estate Management Corporation*

CALL TO ORDER

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

APPROVAL OF MINUTES

The Council meeting minutes dated October 15, 2012 were approved as previously distributed.

FINANCIAL REPORTS

1. **Financial Statements:** It was **MOVED, SECONDED, AND CARRIED UNANIMOUSLY** that Council approves the September and October 2012 financial statements.
2. **Arrears Statement:** Council discussed the Arrears Statement to November 27, 2012 with the Strata Agent. Council directed the Agent to send warning letters to four owners in arrears, and to apply late fines accordingly.
3. **Draft Budget:** The draft Budget was discussed with the Agent. It was agreed that Council members will review this carefully and be prepared to propose any changes/additions at the January 22nd 2013 Council Meeting.

BUSINESS ARISING

1. **Trotter and Morton (T & M):** A presentation by T & M was provided by Travis Magoon with regards to the common area boiler replacement. Travis provided a quote for the replacement as well as details about the type of boiler recommended. Council will review details provided and requested T & M to email additional details about the type of boiler recommended in his proposal. Council will investigate a potential rebate option by FORTIS BC.
2. **Depreciation Report:** A Depreciation Report (or Reserve Fund Study) is a comprehensive outline of recommended improvements, repairs, and maintenance to our building's capital assets over time. The Strata Corporation has received this completed Report by RDH engineering. Owners are encouraged to obtain an electronic copy from Ascent Real Estate Management by emailing the Strata Agent. The report has 58 pages of important information related to VR 1966 including proposed budget related to financing necessary improvements, repairs, and maintenance. The Council strongly encourages all owners to review this Depreciation Report prior to the February 26th 2013 Annual General Meeting.

3. **Invoices:** Council again requested that the Strata Agent email invoices to the Treasurer prior to payment, and that invoice payments are only paid subject to the Treasurer's approval.
4. **Building Caretaker's Duties and Remuneration:** Our Building Caretaker's new Job Description was approved by Council and it was **MOVED, SECONDED, AND CARRIED UNANIMOUSLY (6-0)** to increase the monthly wage to \$650 per month.

CORRESPONDENCE:

1. **Noise complaint:** Council reviewed another ongoing noise complaint. The Council will contact both owners and arrange a visit to both strata lots to determine if the noise emanating from a strata lot is in fact deemed unreasonable.
2. **Common Area Garage leak:** Leaks above a parking stall have been reported. Council will meet with and seek quotes and recommendations from two companies regarding completing these parkade repairs. The Strata Agent will send a response to owners' correspondence.

NEW BUSINESS:

1. **Distribution of Meeting Minutes and Notices:** Ascent Real Estate Management confirmed that Council Meeting Minutes and Notices can be distributed via e-mail at a monthly cost to the Strata Corporation of \$20 plus tax. The total annual cost would be \$240 plus tax. Council is looking for savings on postage and printing costs. The only paper copy that must be distributed by law by the Strata Corporation and Ascent Real Estate Management are Notice of AGM (Annual General Meeting) and Meeting Minutes of AGM (Annual General Meeting). The Council would like to ask VR1966 owners to provide authorization to receive Council meeting minutes via e-mail. Owners please email the Strata Council at e-mail address: stratavr1966@gmail.com and note whether or not you authorize the Strata Corporation to e-mail you Council Meeting Minutes and Notices. Alternatively, this authorization can be provided directly to the Strata Agent.

Next Council Meeting: Tuesday, January 22nd, 2013.

AGM: Tuesday, February 26th, 2013.

PLEASE NOTE If you list your property for sale, you may be requested to produce for the prospective buyer at least two years of Strata Council Meeting minutes and Annual and Special General Meeting minutes. Therefore it is recommended that you retain your minutes. Photocopy charges will apply to obtain additional copies.

**PLEASE NOTE ASCENT AFTER HOURS EMERGENCY NUMBER:
604 - 293 - 2459**

Andrea Kunova
Ascent Real Estate Management
Direct: 604-293-2415

AK/cd

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