

**STRATA COUNCIL MEETING MINUTES  
STRATA PLAN VR 1966 - "BEL AYRE VILLA"  
1790 WEST 10<sup>th</sup> AVENUE, VANCOUVER, B.C.**

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Date: Monday, October 15, 2012  
Time: 7:00 p.m. Location: Suite # 302

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**PRESENT:**

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

**GUEST:** An owner attended the first part of meeting to present concerns re-noise issues.

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**CALL TO ORDER:**

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

**COUNCIL MEETING MINUTES APPROVAL:**

It was **MOVED, SECONDED AND CARRIED UNANIMOUSLY (6-0)** to approve the July 30, 2012 Strata Council Meeting minutes.

**FINANCIAL STATEMENTS:**

1. **Financial Statements:** To be reviewed at next Council meeting.
2. **Arrears Statement:** Most arrears have now been paid in full.

**Reminder to owners that unpaid amounts owing on strata lots will be fined each and every month according to VR1966 bylaws # 2.1 through 2.3.**

**CORRESPONDENCE:**

1. **Noise Complaint:** An owner attended the first part of the Council meeting to relay concerns regarding noise and efforts to resolve this situation with other party involved. After the owner left it was **MOVED, SECONDED AND CARRIED UNANIMOUSLY (6-0)** that Council will investigate further by reviewing documentation sent by Strata Agent.

For information purposes, included with these Council Minutes is documentation showing that an amendment to bylaw 7.8 filed was filed with the Land Titles Office in 2007.

**BUSINESS ARISING FROM MINUTES:**

1. **Building Caretaker:** A VR1966 owner and resident (Roy Munz) is our new building Caretaker. Grant and Jack have met with Roy to discuss job description and payment arrangements. It was **MOVED, SECONDED AND CARRIED UNANIMOUSLY (6-0)** that Grant will present revised job description via email for Council to finalize along with payment arrangements.

2. **Mice:** Mice have been reported in two more suites. Council will arrange for Canadian Pest Control to perform a "targeted pest" service in these suites during their next monthly visit. It was **MOVED, SECONDED AND CARRIED UNANIMOUSLY (6-0)** that should Council receive any more reports of mice in suites it will proceed with arranging for Canadian Pest Control to do a targeted building "clean out" that involves the participation of all suites. (Owners who see evidence of mouse activity in their suite should notify Strata Agent and Council.)
3. **Renovation Plans:** Council will correspond with the Strata Agent to determine whether an Indemnification Agreement for renovation plans has been submitted by an owner.
4. **Recycling:** Owners and residents are reminded to cut up cardboard before putting it into the recycling bin. It was **MOVED, SECONDED AND CARRIED UNANIMOUSLY (6-0)** that when new owners or tenants are moving into the building, they should receive a reminder about cutting up cardboard boxes before putting these into the recycling bins.
5. **Depreciation Report:** On September 28, 2012, Council attended a meeting at RDH Engineering 2012 to review the Draft Depreciation Report. At Council meeting this Draft Depreciation Report was further reviewed for any necessary changes. Laura led Council through the BAMS software containing our strata building's capital asset maintenance information. Council discussed proposed Funding Models to include in the Depreciation Report and it was **MOVED, SECONDED AND CARRIED UNANIMOUSLY (6-0)** to have an additional Funding Model added to the Depreciation Report for consideration at the next 2013 AGM.

#### **ADJOURNMENT:**

There being no further business the meeting was adjourned at 8:30 p.m.

2012-2013 Strata Council

On Behalf of the Owners, Strata Plan VR 1966

**Next Council Meeting: November 27, 2012 in Suite 302**

***Owners wishing to attend, please first notify Council as there is limited room available.***

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**Reminder: Council Email Account:** Any strata owner corresponding by email to the Strata Agent should ALSO cc Council at email address: [stratavr1966@gmail.com](mailto:stratavr1966@gmail.com) - for the purpose of correspondence records.

**Reminder:** VR1966 is a CHOA member. This resource and their workshops/seminars are available to all VR1966 strata owners. See website for more information: [www.choa.bc.ca](http://www.choa.bc.ca)

**Parkade Security Reminder:** Owners/Residents are asked to **CHECK THAT THE PARKADE DOOR HAS CLOSED after arriving at OR leaving the Parkade** – as this presently is the only way we can guard against unlawful entry to the parkade by strangers, and the subsequent damage to vehicles that can result.

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#### **BUILDING HOUSEKEEPING REMINDERS:**

1. Please remove lint from dryers when you're done. Call Phelps if machines break down.
2. Please bring in newspapers if they are outside the front door.

3. Please take unwanted items to Thrift Store 2714 West Broadway OR 1906 West 4<sup>th</sup> Avenue.
4. Please put garbage in the dumpster, or take to city dump if necessary.  
Please take responsibility for disposing of your own items.
5. **Please cut up cardboard boxes before putting them in the recycling bin.  
PLEASE DO NOT put plastic bags in the recycling bins.**
6. Please put newspapers in the NEWSPAPER RECYCLING BIN.

**Thanks everyone for helping take care of our building!**

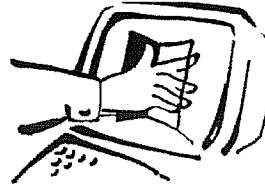
**PLEASE NOTE**

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 Strata Agent Andrea Kunova's Direct Line: 604-293-2415.**

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

# BC OnLine



BC OnLine Land Title Internet Service  
Provided in co-operation with  
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL    REF # W96283    REQUESTED: 2012-06-19 10:35

CLIENT NAME:            ASCENT REAL ESTATE MANAGEMENT CORP.  
ADDRESS:                2176 WILLINGDON AVENUE  
                             BURNABY BC V5C 5Z9

PICK-UP INSTRUCTIONS:

USER ID: PA25791            APPL-DOC # BB359753    NW Filed            RCVD:2007-02-07  
ACCOUNT: 398880  
FOLIO

REMARKS:

Help Desk   Victoria ..... (250) 953-8200  
                     In B.C. .... 1-800-663-6102  
Administration Office ... (250) 953-8250  
Fax Number ..... (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

-7 FEB 2007 11 51

BB359753

REGISTRAR  
LAND TITLE OFFICE  
NEW WESTMINSTER, BC

FEB 7 2007

Please receive herewith the following document(s) for filing:

Form IAMENDMENT TO BYLAWSVR 1966

85 07/02/07 11:51:28 02 LM  
DOC FILE

757514  
\$21.50



Signature

ASCENT REAL ESTATE  
2176 WILLINGDON AVENUE  
BURNABY, B.C. V5C 5Z9

**DYE & DURHAM**  
**CLIENT # 11061**

ATTN: MARINA VIOLET

PHONE: (604) 431-1800

**Strata Property Act  
FORM I  
AMENDMENT TO BYLAWS  
(Section 128)**

ASCENT REAL ESTATE MGMT CORP  
JAN 25 2007  
**RECEIVED**

The Owners, Strata Plan VR1966 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on November 27, 2006:

**REPLACE BYLAW 7.8 WITH:**

Owners must obtain approval of the Strata Council for installation of hard surface flooring. Approval is contingent upon the owner providing information

All owners/residents of VR 1966 must adhere to the following when installing hard surface flooring:

- The mandatory use of felt padding (or other sound deadening pads on the bottom of all furniture pieces in contact with the wood.
- The underlay requirement is Durason underlay.
- Owners must use soft soles shoes or slippers in their suite.
- And high traffic areas must have area carpets placed on them.
- These requirements may change as building technology advances and new "quieter" products are developed.

The CMHC recommends a FIIC level of 55 with hardwood and laminate.

Reinforced concrete slab - FIIC 33

Felt products - FIIC 61

Cork - FIIC 62

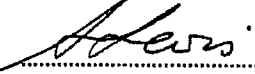
Hard Rubber - FIIC 63

Frothed Urathane - FIIC 63

Durason - FIIC 65

Durason scored higher than other products, and many are quite thicker than Durason. The tests were done by an independent company, Octave Acoustique Inc. Additional info can be seen at [www.dura-son.com](http://www.dura-son.com).

 Bill Burrell  
Signature and Name (please print) of Council Member

 Andrew Lewis  
Signature and Name (please print) of Second Council Member  
(not required if council consists of only one member)

\*Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.