

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

Held: Tuesday, January 22, 2013
In Suite #302

PRESENT:

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

REGRETS: Maureen Vipond 206 (Vice-President)

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 November 27, 2012 and December 10, 2012 were approved as previously distributed.

FINANCIAL REPORTS

1. **Financial Statements:** It was **MOVED, SECONDED, AND CARRIED UNANIMOUSLY** that Council approves the November and December 2012 financial statements.
2. **Arrears Statement:** Council discussed the Arrears Statement to January 22, 2013 with the Strata Agent. Council directed the Strata Agent to apply late fines automatically on all outstanding accounts each month.
3. **Draft Budget:** The proposed budget has been discussed and final draft will be provided to Council via email. Owners will find the copy of the proposed budget included in the Notice of Annual General Meeting (AGM); the Notice of AGM will be circulated by Canada Post in advance of the AGM in accordance with the *Strata Property Act*.
4. **Depreciation Report Funding Models:** Council discussed the four options for funding models outlined in the Depreciation Report completed by RDH. (pg. 14 of Depreciation Report)

BUSINESS ARISING

1. **Depreciation Report:** RDH has completed the VR1966 Depreciation Report (or Reserve Fund Study), a comprehensive outline of recommended improvements, repairs, and maintenance to our building's capital assets over time. The report has 58 pages of important information related to VR 1966 including proposed funding models related to financing necessary improvements, repairs, and maintenance. It was **MOVED, SECONDED, AND CARRIED UNANIMOUSLY** that the Strata Agent emails all VR1966 owners an electronic copy of the Depreciation Report as soon as possible. Those wanting a hard copy of this Report mailed to them can request this by phoning or emailing

the Strata Agent. A colour hard copy of the Depreciation Report costs \$ 29.00 and would be charged to the owners account. (black and white copy: \$ 14.50) Council encourages all owners to review this Depreciation Report prior to the 2013 AGM – and to carefully review the 2013 AGM Notice to prepare for voting on Budget Options reflecting four different Depreciation Report Funding Models.

2. **Owners E-mail List:** If an owner's email address has changed - Council asks that owners confirm their new email address via email to the Strata Agent and Council gmail.
3. **Genworth Mortgage Broker:** Suzie spoke with Genworth about requirements for removing their restriction. After the 2013 AGM, the new Council will send them documentation that includes the Depreciation Report - and the 2013 Budget showing the Contingency Reserve amount, given the Funding Model chosen for the Depreciation Report.
4. **Updated Lists:** The Strata Agent will provide Council with an updated Owner's List as there have been several new owners during the past 18 months. Council will provide the Strata Agent with an updated Restricted Rentals waiting list.
5. **Fire Pro:** A Council decision, via email, to have Fire Pro complete winterization of our building's Dry Sprinkler System, and Bell Testing on two remaining suites in December 2012 - was ratified at the January 22nd, 2013 Council meeting.
6. **Restricted Rental:** A Council decision, via email, giving an owner on the Restricted Rentals waiting list permission to rent his strata lot – was ratified at the January 22nd, 2013 Council meeting.
7. **Pest Control:** Four more suites were treated for mice in December and January. A Council decision, via email, to reverse an October 15th 2012 decision that considered having a building-wide "cleanout" against mice - was ratified at the January 22nd, 2013 Council meeting. Instead, given that Canadian Pest Control's monthly service program includes treating 2 suites per month at no additional cost, It was **MOVED, SECONDED, AND CARRIED UNANIMOUSLY** that Council will ask owners who want their suite treated against mice to request this via email to the Strata Agent (and cc the Council gmail account). Council will also post a Notice about this in the laundry room.
8. **Parkade Leaks:** TNC Restoration Ltd. completed repairs in December 2012 and January 2013 to fix parkade ceiling leaks.
9. **Parkade Break-In:** There was a break-in to the parkade on January 1st, 2013. Council wishes to remind owners to stop and wait for the parkade door to close when entering and leaving the parkade. Council agreed that research is needed as to how to improve parkade security – and Jack volunteered to start researching the possible installation of a video camera system.

Also, as there are several new owners and we don't all recognize each other (yet), Council cautions residents to not let anyone in the front door unless they know them to be an owner, or see they have a key - because the thief or thieves that accessed the building to vandalize several cars in the parkade may have been let in the front door.
10. **Roof Drains:** It was noted that the roof drains need clearing, and Jack has volunteered to do this. If not possible, a service provider will need to be dispatched to get this done.
11. **Possible Boiler Replacement:** In December, the Council was provided with a quote from Trotter and Morton. Council needs to obtain comparable quotes before a proposal can be put to VR1966 owners.

12. **Main Door Entrance Keys:** Glenda has arranged for more front door keys. Should an owner require an additional key; the cost is \$50.00.
13. **Recycling:** A recycling pick-up was missed in January due to an inoperative fob. The Strata Agent was asked to order a new fob for the Waste Management Company.

CORRESPONDENCE:

1. **Renovation Request:** A strata owner provided Council with documentation including renovation plans and indemnification agreement for renovations to their strata lot. Council approved the renovations. Ascent Real Estate Management will issue approval letter.
2. **Renovation Request:** A strata owner provided Council with two Indemnification Agreements – both received by Ascent in January 2013. Council asked the Strata Agent to request more detailed renovation plans from the owner.
3. **Renovation Approval:** Indemnification Agreement was signed by Suzie on behalf of Council.
4. **Noise Complaint:** Council has yet to arrange for a listening test with regards to the two units involved. The Strata Agent will email both owners to get date and time options for the Listening Test.
5. **Noise Complaint:** A Council decision, via email, to send an owner several Notices of Complaint about noise from their tenant - was ratified at the January 22nd, 2013 Council meeting.
6. **Noise Complaint:** A Council decision, via email, to administer a fine to an owner due to numerous noise complaints about their tenant - was ratified at the January 22nd, 2013 Council meeting. Due to the severity of the situation, the owner provided the tenant with an eviction notice, and the tenant has moved out.
7. **Information Request:** An owner requested information from Council as to how to get a resolution to remove the age bylaw brought forward at the 2013 AGM. Council provided the owner with the relevant sections of the *Strata Property Act* and clarified that to remove a bylaw a $\frac{3}{4}$ vote must be passed at the AGM.
8. **In-Suite Renovations:** All in suite renovations are subject to Strata Council approval. Owners must provide the following:
 - Signed Indemnification Agreement;
 - Copy of Content (personal insurance) Certificate;
 - Copy of WCB and Liability Insurance of chosen certified contractor; and,
 - Hard surface flooring: must provide confirmation of sound underlay thickness in accordance with current (amended) flooring bylaw 7.8.

NEW BUSINESS:

1. **Tree:** It was reported that a tree is hanging over the parkade entrance. Grant will ask the gardeners if they can address this.
2. **Recycling Bin:** Council asked the Strata Agent to obtain an additional bin for cardboard.
3. **Elevator:** A light in the elevator has burned out. Building caretaker will be asked to replace as soon as possible.

4. **Distribution of Meeting Minutes and Notices:** Ascent Real Estate Management again confirmed that Council Meeting Minutes and Notices can be distributed via e-mail at a monthly cost to the Strata Corporation of \$20.00 plus tax. The total annual cost would be \$240.00 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 and Meeting Minutes of AGM. Those VR1966 owners who want their Council Meeting Minutes to be emailed should provide authorization by stating this in an email to the Strata Agent and cc'ing the Council gmail account: stratavr1966@gmail.com. (Otherwise, hard copies of Meeting Minutes will continue to be mailed to owners.)

ADJOURNMENT:

There being no further business the meeting was adjourned at 9:00 p.m.

**2012-2013 Strata Council
On Behalf of the Owners, Strata Plan VR 1966**

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

Held: Thursday, January 31st, 2013
In Suite #302

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

CALL TO ORDER

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

1. **2013 AGM and 2013 Operating Budget:** Suzie and Glenda presented information from CHOA regarding an approach that offers owners the choice of four Budget Options to vote on at the AGM. After some discussion, **It was MOVED, SECONDED, AND CARRIED UNANIMOUSLY** that at the 2013 AGM, Council will give VR1966 owners the opportunity to vote on which of four 2013 Budget Options (that reflect four different Depreciation Report Funding Models) they wish to adopt.

ADJOURNMENT:

There being no further business the meeting was adjourned at 7:20 p.m.

Reminder: Council Email Account: Any strata owner corresponding by email to the Strata Agent should ALSO cc Council at email address: 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

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.

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 4th Ave.
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!

Next Meeting: 2013 AGM Tuesday, February 26th, 2013.

Please note Ascent Strata Agent Andrea Kunova's Direct Line: 604-293-2415.

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**