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## Urana Mews

### Report/Minutes of the Strata Council – November 22nd, 2010

Approved by: Colleen Halloran, Roquita Cabagnet, Jeremy DeSilva

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#### **Last installment of the \$16,000 Special Levy was due November 1<sup>st</sup>.**

Just a reminder to those owners who have chosen to pay the special levy fees in 3 installments. November 1<sup>st</sup>, 2010 was the date of the next installment .

The final installment is due May 1<sup>st</sup>, 2010.

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**Winter is upon us.** If you notice snow on the walkway and sidewalk, and are able to shovel, please lend a hand to clear off the snow.

Thanks Jeremy for putting the shovel and salt in the lobby for easy access.

#### **Glazing of 3 Windows:**

Colleen met with Scott Johnson , the owner of BC Thermal Restoration Inc on November 8<sup>th</sup> and Nov 22<sup>nd</sup> . The company replaced the 3 windows that had been fogging (2 in the east hallway, one in unit 206) . The cost was much lower than estimated: about \$480 instead of \$2,700 quoted at the AGM. Another company, Fricks Glass, had suggested a much higher price based on \$500 per window and possible scaffolding, but BC Thermal was able to use a ladder and the cost per window was slightly more than \$100 .

Thanks to Bella and her family for making her unit available for the window replacement.

Thanks to Colleen for meeting with the tradesmen.

**If you have a window that is 'fogging' due to water between panes of glass, please let Colleen or Roquita know so we can arrange to have them repaired in the future.**

**Locking of the Garbage Dumpster:** At the end of October, our garbage dumpster had a lock put on it and each owner was given a key. This was required because the bin had become a dumping place for strangers to drop off large items. Superior Disposal, our garbage pick-up company, supplied the keys. Thank you to:

\* Ramon and his son for putting the discarded toilet seat in the dumpster and breaking up the large boxes left at the side of the dumpster. Your willingness to get rid of this trash is so very much appreciated.

\* Roquita for conveying the concern about the large items stored in the trash.

\* Colin for being willing to receive the keys when Superior Disposal dropped them off, and for leaving a message with Colleen about the keys arrival.

\* Colleen for arranging with Superior Disposal to lock the dumpster and to drop off the keys to Colin, for distributing the keys in the owners mailboxes, and putting up notices up. Colleen was out of town for 3 days and wasn't able to distribute them until returning Friday evening, Oct 29<sup>th</sup>. Sorry for any inconvenience in getting the keys to you.

#### **Lighting:**

Thank you to Gary for purchasing new light bulbs for the building from Litemor Vancouver, as our old supply has run out. Gary's willingness to stay on top of the lighting and to replace burnt out bulbs is very much appreciated. Both you and Jeremy have been great in this respect.

#### **Intercom Problem:**

The new owner in #306 is having trouble with her intercom system. The strata will pay the cost of repair should the problem stem from the intercom system rather than the unit's phone system. Thank you to:

Mia for arranging to have the intercom looked at by a "Communications Contractor, a Telecommunication Consultant, or an Intercommunication Systems Contractor."

Jeremy who had the historical memory to know that Telus installed the intercom and has repaired it in the past, for doing some troubleshooting on the intercom system, and for his willingness to meet with the technician.

Colleen for calling Telus to learn that they no longer fix intercoms.

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**Landscaping:**

Parotta Landscaping will be coming to trim the two north corner trees and to prune the shrubs. The fallen leaves from the trees will be distributed under the shrubs this year to help put nutrients back into the soil. It might be a bit more messy in the front yard, but it is better for the shrubbery. Thanks to Colleen for communicating with Parotta Landscaping.

**These minutes were prepared by Colleen and approved by Roquita and Jeremy.**

The strata council has not met formally since the AGM, but does communicate efficiently by email, phone and in person as needed.

Should any owner wish to communicate a problem to the strata, or to take a more active part in the management of the building, please speak to one of the council members. Colleen's number: 604-732-6035